

**CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION
REPORT (CAPER)**



**FOR THE 2001 CDBG PROGRAM YEAR
(September 1, 2001 through August 31, 2002)**

CITY OF GRAND JUNCTION, COLORADO

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

November 22, 2002

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1. ASSESSMENT OF 2001 FIVE YEAR CONSOLIDATED PLAN'S GOALS AND OBJECTIVES

A. Geographic Distribution of Funds

The City funded six projects in 2001. **Please refer to Exhibit A.** Additionally there were three projects funded in previous program years that had not yet been completed. The following projects were funded, begun and/or completed during Program Year 2001.

Project 99-1 Grand Junction Housing Authority Community Homeless Shelter (Acquisition) - \$205,000

Project 2000-2 The Linden Building Rehabilitation project at 1838, 1840, 1842, 1844, 1846 and 1848 Linden Avenue. The Energy Office has purchased 12 units to rent out to low/moderate income persons and will use CDBG funds to complete minor rehab on them. \$55,000.

Project 2000-4 Headstart Classroom/Family Center Construction at 134 West Avenue. Funding will be used to construct a new facility on the same property at 134 West Avenue. \$104,000

Project 2001-1 Energy Office Affordable Housing Acquisition and Preservation Project (Project 91, Garden Village Apartments) This project is to acquire 91 affordable units and preserve them as permanent affordable rental housing. \$200,000

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services - This project will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide a link to all resources in the community to aid them in making a successful transition to permanent housing. \$10,000

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds allocated for construction of infrastructure in the 1.6 acre 11 lot Camelot Gardens Subdivision. \$39,000

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. \$200,000

Project 2001-5 Mesa Youth Services, Inc., Partners – Funds will be used for parking lot construction for Partners Activity Center at 12th Street and Colorado Avenue. \$15,000.

Project 2001-6 Mesa Developmental Services – Purchase and install a Barrier Free Lift System (a ceiling mounted motorized track system for mobility of patients) and an Arjo Tub (a hydrosonic bathtub used for therapeutic values) at an Accessible Group Home at 1444 North 23rd Street. \$40,000

HISTORY

Other Projects funded by CDBG funds between 1996 and 2000 Program Years:

- Acquisition of four residential lots for Habitat for Humanity \$90,000
- Operation of a day center for the homeless \$73,131.
- Acquisition of LMI housing for the Grand Junction Housing Authority \$330,000.
- CDBG Administration \$193,014
- Rehabilitation of a Medical Clinic for Marillac Clinic \$90,000.
- Reconstruct South Avenue from 5th Street to 7th Street \$330,000.
- Transitional Living Center for Colorado West Mental Health \$25,000.
- Hope House shelter (transitional housing) for women and children for Salvation Army \$50,000.
- Rehabilitation of four group homes for Mesa Development Services \$200,000.
- Sidewalk and drainage improvements to Elm Avenue \$151,855.
- Acquire a homeless shelter for Grand Junction Housing Authority \$205,000.
- Riverside Neighborhood Drainage Project \$400,000.
- Acquire the homeless day center for Catholic Outreach \$130,000.
- Linden Building Remodel for the Energy Office \$55,000.
- Construction of a new Head Start facility in the Riverside Neighborhood \$104,000.

B. Summary of Accomplishments

CDBG Projects Funded in 2001

There were six CDBG projects funded in Program Year 2001. Additionally there were three projects funded in previous program years that had not been completed. The following is a summary of what was accomplished during the 2001 program year.

Project 99-1 Grand Junction Housing Authority (GJHA) Community Homeless Shelter (Acquisition). \$205,000. GJHA closed on the homeless shelter at 2853 North Avenue on March 28, 2002. During its first year open, 279 homeless persons were provided shelter. Of these people each stayed an average of 30 nights. The Shelter had a total of 8,300 bed nights serving men, women and children. CDBG funds were used to leverage additional funding sources to help acquire and modify this facility to become a year-round homeless shelter for single adults and families.



Project 2000-2 The Energy Office, now known as Housing Resources of Western Colorado 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. \$55,000. Rehabilitation work has included replacement of flooring and carpeting, remodel of kitchens and bathrooms, replacement of windows and addition of handicap accessible elements.

Project 2000-4 Head Start began construction in late September 2002 to construct a new building on the same property as the existing facility located at 134 West Avenue. \$104,000. Initially, the project called for an addition and remodel of the existing facility. That has now been changed to construction of a new facility. On September 19, 2001 City Council approved a major amendment to the 2000 Program Year Action Plan to fund construction of a new facility for Headstart on the same property. The City Planning Commission approved a Conditional Use Permit on September 11, 2001 for the new facility as a requirement of the property's zoning. An Environmental Review was conducted and HUD released funding for the project on July 23, 2002.



Project 2001-1 Energy Office Affordable Housing Acquisition and Preservation Project (Project 91). \$200,000. The Energy Office, now know as Housing Resources of Western Colorado acquired 91 affordable units located at 2601 Belford Avenue and preserved them as permanent affordable rental housing. This apartment complex known as Garden Village Apartments was purchased on June 14, 2002.

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services. \$10,000. This project will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide a link to all resources in the community to aid them in making a successful transition to permanent housing. Catholic Outreach is waiting for additional funding sources before this project can be accomplished.

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds were originally approved for construction of infrastructure in the 1.6 acre 11 lot Camelot Gardens Subdivision. Habitat has completed the infrastructure with non-CDBG funding therefore a major plan amendment of the 2001 Consolidate Plan will be required to spend these CDBG funds for a different eligible activity. \$39,000

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. \$200,000. Late September, 2002 Marillac Clinic began construction of their 2.1 million dollar addition. This new addition will house their expanding and relocated dental clinic and provide for additional space for their existing medical facility.





Home at 1444 North 23rd Street. \$40,000

Project 2001-5 Mesa Youth Services, Inc., Partners. \$15,000. Partners completed their parking lot construction for the new Partners Activity Center at 1169 Colorado Avenue in June 2002.

Project 2001-6 Mesa Developmental Services – Construct a Barrier Free Lift System (a ceiling mounted motorized track system for mobility of patients) and an Arjo Tub (a hydro sonic bathtub used for therapeutic values) at an Accessible Group

HISTORY

CDBG Project Funds between 1996 and 2000 Program Years:

- Four single-family lots purchased by Habitat for Humanity for construction of four homes for Low Income families.
- Homeless Day Center had 48,374 guest visits to the Center since its opening March 1997 through August 31, 2001. 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.
- Grand Junction Housing Authority purchased the Lincoln Apartments (12 units) located at 1303 North 15th Street on August 12, 1998 to house low/moderate income families.
- The Marillac Clinic tripled their space to 8,100 square feet after completing renovation of their new medical facility located at 2333 North Sixth Street allowing them to serve nearly 3,000 people (67% of them City residents) in 2000.
- South Avenue reconstruction project located in a low/moderate income neighborhood in downtown Grand Junction was constructed in the spring of 1999.
- Transitional Living Center for Colorado West Mental Health patients provided housing and support to 15 young adults.
- The Salvation Army Hope House shelter (transitional housing) for women and children located at 915 Grand Avenue served 125 women and children between March 1999 and August 1999 and 115 women and children between January and August 2000.
- Rehabilitation of four group homes owned and operated by Mesa Development Services. Sidewalk and drainage improvements to the South side of Elm Avenue between 15th Street and 25th Street.
- The Riverside Neighborhood Drainage Improvements project began construction in the Summer of 2001 and completed in the summer of 2001.



- In December of 2000, Catholic Outreach purchased the homeless day center building.

C. Community Development Accomplishments of Priority Needs

Though the competition for CDBG funds has continually increased since program inception, the City has made an effort to balance disbursement of funds between the four Consolidated Plan Priorities when considering the various needs of the community. It is the City's goal to continue the balanced use of CDBG funds between the four priority community concerns through the term of the 2001 Five Year Consolidated Plan.

The four Consolidated Plan Priorities for Allocation of CDBG funds are as follows:

Need for Non-Housing Community Development Infrastructure

Historically, the City of Grand Junction has determined its role to be the provision of basic citizen services such as public works and utilities, police and fire protection, parks and recreation, general planning, code enforcement, and local economic development. The City has defined numerous non-housing community development needs, including streets and public facilities remodel and repair improvements in City infrastructure, and maintenance and development of city parks. Recognizing that the cost of meeting these objectives exceeds the amount of CDBG funds allocated to Grand Junction by HUD, several of these needs are budgeted in the City's Capital Improvement Plan.

2001 PROGRAM YEAR

There were no projects funded with CDBG for Non-Housing Community Development Infrastructure in 2001.

HISTORY

CDBG Funded Projects to Improve Non-Housing Community Development Infrastructure:

Program Years 1996 through 2000 Accomplishments

- \$400,000 spent on the Riverside Drainage Project.
- \$151,855 spent on the Elm Avenue pedestrian and drainage improvements project.
- \$330,000 spent on the South Avenue reconstruction project.

Need for Affordable Housing

Priority Need Category: Increase the Inventory of Affordable Housing Units

Objective 1 Increase the number of affordable rental housing units

Objective 2 Increase the number and type of home ownership opportunities available to low- to moderate-income homebuyers

- Objective 3 Remove or reduce substandard housing units
- Objective 4 Preserve existing stock of affordable housing units

2001 PROGRAM YEAR

Project 2000-2 The Linden Building Rehabilitation project at 1838, 1840, 1842, 1844, 1846 and 1848 Linden Avenue. The Energy Office purchased 12 units to rent out to low/moderate income persons and used CDBG funds to complete minor rehab on them. \$55,000.

Project 2001-1 Energy Office Affordable Housing Acquisition and Preservation Project (Project 91, Garden Village Apartments) This project acquired 91 affordable units and preserved them as permanent affordable rental housing. \$200,000

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds allocated for construction of infrastructure in the 1.6 acre 11 lot Camelot Gardens Subdivision. This will then bring down the total cost to provide housing for low income Habitat clients obtaining the housing. Note: Infrastructure has been completed with non-CDBG funding therefore a major plan amendment will be required to spend these funds on another project. \$39,000

HISTORY

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, Housing Resources of Western Colorado (The Energy Office) has a housing rental program for low income residents.

CDBG Funded Projects to Increase Affordable Housing opportunities in Grand Junction:

Program Years 1996 through 2000 Accomplishments

- \$55,000 to remodel 12 newly acquired units for LMI persons
- \$200,000 for rehabilitation of eight group homes to help MDS the continued use of their facilities for low/moderate income 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

Needs of the Homeless

Priority Need Category: Prevent and Reduce Homelessness

- Objective 1 Provide shelter for homeless adults
- Objective 2 Provide shelter for homeless families
- Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families
- Objective 4 Improve homeless prevention activities

2001 PROGRAM YEAR

Project 99-1 Grand Junction Housing Authority Community Homeless Shelter (Acquisition) - \$205,000

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services - This project will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide a link to all resources in the community to aid them in making a successful transition to permanent housing. \$10,000

HISTORY

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 located at 302 Pitkin Avenue 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. Catholic Outreach of Mesa County now owns the facility which provides for the long term ability of Catholic Outreach to run the Homeless Day Center.



Program Years 1996 through 2000 Accomplishments

- \$73,131 towards the operation of the Homeless Day Center
- \$130,000 towards the acquisition of the Homeless Day Center.
- \$50,000 toward the Hope House Shelter for women and children

Needs of Special-Needs Populations and Other Human Service Needs

This category of priority needs as defined in the City's 2001 Five Year 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.

Priority Need Category: Other Special Needs

- Objective 1 Increase the capacity of existing medical and dental facilities
- Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities

Priority Need Category: Youth

- Objective 1 Increase the quality of affordable childcare for children of the working poor and people entering the workforce
- Objective 2 Increase the availability of drug and alcohol counseling
- Objective 3 Promote healthy recreational activities

2001 PROGRAM YEAR

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. \$200,000. This project is adding 9689 square feet of additional space to house Marillac’s medical and dental services.

Project 2001-5 Mesa Youth Services, Inc., Partners – Funds were used for parking lot construction for Partners Activity Center at 12th Street and Colorado Avenue. \$15,000.

Project 2001-6 Mesa Developmental Services – Purchased and installed a Barrier Free Lift System (a ceiling mounted motorized track system for mobility of patients) and an Arjo Tub (a hydro sonic bathtub used for therapeutic values) at an Accessible Group Home at 1444 North 23rd Street. \$40,000

HISTORY

Program Years 1996 through 2000 Accomplishments

- \$104,000 was awarded to the Rocky Mountain SER Western Slope Head Start Program towards the construction of a new Headstart facility at 134 West Avenue located in a low/moderate income neighborhood.
- \$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

Grand Junction completed its Analysis of Impediments to Furthering Fair Housing Choice (AI) in August 1999. The analysis 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.

2001 PROGRAM YEAR

Project 2001-1 Energy Office Affordable Housing Acquisition and Preservation Project (Project 91, Garden Village Apartments) This project acquired 91 affordable units and preserved them as permanent affordable rental housing. \$200,000

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services - This project will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide a link to all resources in the community to aid them in making a successful transition to permanent housing. \$10,000

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds allocated for construction of infrastructure in the 1.6 acre 11 lot Camelot Gardens Subdivision. Note: Infrastructure has been completed with non-CDBG funding therefore a major plan amendment will be required to spend these funds on another project. \$39,000

Project 2001-6 Mesa Developmental Services – Purchased and installed a Barrier Free Lift System (a ceiling mounted motorized track system for mobility of patients) and an Arjo Tub (a hydro sonic bathtub used for therapeutic values) at an Accessible Group Home at 1444 North 23rd Street. \$40,000

HISTORY

Program Years 1996 through 2000 Funded Projects:

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

- \$25,000 to Salvation Army Hope House Shelter for Women and Children.
- \$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.
- \$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 Housing Resources of Western Colorado (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's Zoning and Development Code 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

The lack of affordable housing units as noted in the previous section was found to be a barrier or impediment to fair housing choice as identified in the City's AI. Projects funded by CDBG that have directly helped in providing affordable housing have already been included in this CAPER beginning on page 11.

Grand Junction Housing Authority Housing Needs Assessment

The Grand Junction Housing Authority in concert with the City of Grand Junction, Mesa County, the City of Fruita and the Town of Palisade conducted a 2002 Housing Needs Assessment for the Grand Junction Urban Area. The following recommendations were identified.

- Invest in development of new affordable housing units as a powerful leveraging tool to attract state and federal resources.
- Adjust the minimum density requirements to facilitate private development of attached housing within a majority of projects.
- Partner with affordable housing developers to employ Private Activity Bonds to support new affordable housing development.
- Create dedicated funding as a local match to leverage funds for affordable housing development.
- Encourage the participation of business groups to educate employers of the economic benefits of job force stability through providing more affordable housing and higher wages.
- Seek and sponsor additional local grant funding to leverage state and federal affordable housing grant funds.
- Explore incentives to encourage development of mixed use / mixed density development.
- Continue to fund Grand Valley Transit at a level necessary to meet the growing demand for low cost public transport to vital community amenities.
- Work with Ute Water to develop a multi-family tap rate.
- Continue to expand the service area and hours of service of Grand Valley Transit to provide increased access to employment, housing, and community amenities.
- Coordinate the creation of new employment centers and housing development sites with the availability of Grand Valley Transit service.
- Continue to attract employers paying higher pay scales.
- The Mesa State Foundation should partner with other nonprofits and affordable housing developers to develop housing options for faculty, staff, and students.
- Encourage the development community to incorporate multi-family units in the neighborhoods rather than clustering all of them in "projects".
- Enlist the involvement of the Grand Junction Chamber of Commerce and Club 20 in the effort to increase the inventory of affordable housing.
- Reevaluate the applicability of initiating a Community Land Trust as one element of a comprehensive, affordable housing plan.

- Grand Junction Housing Authority should increase the supply of rental housing by: Acquiring existing units to preserve their affordability; participating in new development with private developers; facilitating the development of a tax credit property; and proceeding with its planned development of the Linden Property.
- Grand Junction Housing Authority should create additional resources by: Seeking additional local grant funding to leverage state and federal affordable housing grant funds; proceeding with its planned sale of commercial property on Pitkin Avenue; considering the refinance of the Walnut Park Apartments; considering the utilization of the City of Grand Junction's Private Activity Bond Authority; advertising and accepting donated land / buildings to be used for housing or to be sold to create resources for housing; and strengthen working relationships with local key institutions such as Habitat for Humanity and Housing Resources of Western Colorado (Energy Office).
- Grand Junction Housing Authority should increase and maintain public awareness about the need for affordable housing by: Taking the lead on a community education campaign about the need for and benefits of affordable housing; and continue to monitor the market conditions and repeat the Needs Assessment methodology to track progress over time, and share these results with the larger community.
- Grand Junction Housing Authority will facilitate an increase in the inventory of the Grand Valley affordable housing units by: 1) Taking a lead on forming and maintaining an active consortium of parties committed to the development of affordable housing; 2) Creating a housing development strategic plan with consortium members; and 3) Annually share plan attainment progress with policy makers.

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.

2001 PROGRAM YEAR

Project 99-1 Grand Junction Housing Authority Community Homeless Shelter (Acquisition) - GJHA purchased a homeless shelter at 2853 North Avenue on March 28, 2002 with 1999 CDBG funds. \$205,000

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services - This project will serve 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide a link to all resources in the community to aid them in making a successful transition to permanent housing. \$10,000

HISTORY

Program Years 1996 through 2000 Funded and Completed Projects:

- \$130,000 to Catholic Outreach to acquire the Homeless Day Center facility.
- \$50,000 to Salvation Army Hope House Shelter for Women and Children.
- \$25,000 to Colorado West Mental Health transitional housing program
- \$73,131 to Catholic Outreach Homeless Day Center Operation

Services to the homeless within Grand Junction include the Salvation Army Hope House Shelter which provides homeless women and children with room and board along with other personal needs and Colorado West Mental Health's transitional housing program for young adults between 18 and 21 a 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.

Grand Valley Catholic Outreach continues to address the needs of homeless persons. Outreach programs administered by Grand Valley Catholic Outreach include:

- Rental Assistance: Provide financial assistance for individuals and families facing eviction as well as for those who are attempting to acquire housing after being homeless.
- Financial Aid: Payments towards utilities, gas, medicine, transportation and other emergencies for people with insufficient incomes to meet these expenses.
- Clothing Bank/Emergency Food Pantry: Food, clothing, diapers and other necessities are provided on an as-needed basis.
- Soup Kitchen: Offers a daily, balanced noon day meal to those who are hungry.
- Day Center: Offers showers, laundry, phone service, mail, medical care, counseling,

transportation and a sense of community to those who are homeless.

- Almost Home: Lists on a weekly basis affordable rentals available in the Valley.
- T-House: Temporary housing for two families who are experiencing homelessness.
- A Book in Hand: Provides new, hardcover books to children 1 to 6, whose parents can't include books in their meager budgets.

These 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 and 56,353 in 2001. 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. 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 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 City has participated in the discussion of a Continuum of Care for the Homeless.

The Grand Valley Coalition for the Homeless is a local coalition of service providers and interested citizens that formed in 2001. The Coalition completed a Continuum of Care Study in October 2001. From this study, the Coalition has identified four priorities it wants to work on over the next several years. These priorities include:

- Securing a year round homeless shelter;
- Preserve existing low income housing units;
- Acquire additional transition housing; and
- Complete a brochure of services available for the homeless.

During the 2001 CDBG Program Year, the Coalition has accomplished securing a year round homeless shelter and they completed a brochure of services for the homeless. The homeless shelter is located at 2853 North Avenue. The following services and human services providers including faith-based organizations have been identified and included on the brochure.

FOOD

The Caring Place - food boxes and hot meals

Clifton Christian Church - food, clothing, household items, diapers

Commodity Supplemental - - food and formula monthly distribution

Community Food Bank – food, may access 6x per year

Mercy Ministries Food Bank - Emergency food

First Assembly of God - snack boxes available anytime, food, clothing monthly distribution

Christian Outreach - Sunday's and Holidays warm meal & entertainment

Grand Valley Catholic Outreach - Food, dry goods
Mesa County Department of Human Services (DHS) – food stamps
Gray Gourmet/ Meals on Wheels – meals for seniors age 60+
Child & Migrant Services - Migrant and farm workers only
Project Glean - produce, dry goods weekly distributions
Rescue Mission - meals @ 7am & 7pm, must attend lecture, food boxes
SHARE Colorado - fee per package/volunteer program, monthly distribution
Salvation Army – for Mesa County residents - food, clothing, counseling, household items -
Seventh Day Adventist Community Service Center - food boxes, clothing on emergency basis
Grand Valley Soup Kitchen - hot meal daily at noon
WIC - Pregnant, nursing women/ infants to age 1 - Food, formula vouchers, nutrition counseling

HEALTH CARE

B4 Babies & Beyond - prenatal and child health care insurance
Colorado West Mental Health - Individual/group counseling, psychiatric services
Outreach Day Center (Provided by Marillac)
Mesa County Health Department - Family planning, throat cultures, well child clinic, immunizations, HIV/ Sexually Transmitted Disease testing and counseling

Medicaid - (family & children) - Family health insurance
Marillac Dental Clinic - Dental services for low income adults and children
Marillac Medical/ Vision - Vision care, medical care, and mental health care and case management for low income, uninsured adult individuals
Western CO AIDS Project - Case management, testing, support and referrals for HIV+
Child & Migrant Services - migrant and farm workers only

CLOTHING

Grand Valley Catholic Outreach - child and adult clothing
Salvation Army - clothing
Clifton Christian Church - clothing, household items, diapers
Clothing Closet (Go-El) - infant to teen clothing
Seventh Day Adventist - clothing
Rescue Mission - Clothing

SHELTER

Hope Haven - Pregnant teen and pre-teen services
Domestic Violence Program - Latimer House - counseling, advocacy, referral to safe house
Community Homeless Shelter - temporary night shelter men, women and families
Rescue Mission - temporary night shelter men, women and families
Grand Valley Catholic Outreach - transitional emergency shelter

VETERAN SERVICES

VA Medical Center

Vietnam Veterans of America - assistance with VA benefits & clothing
Disabled American Veterans - VA benefits assistance
Mesa County Veterans Service

LEGAL

Pro-Bono Project - non-criminal legal assistance
Colorado Legal Services - non-criminal legal assistance
Grand Junction Public Defender
Western CO AIDS Project - legal referrals, discrimination claims

MISCELLANEOUS

Outreach Day Center - laundry, showers, mail, phone
Center for Independence - assistance for individuals with disabilities
Mesability/ Grand Valley Transit - public transportation
Mesa County Workforce Center - job listings, job searching assistance, GED classes
LEAP Services @ DHS - low income utility assistance

PERMANENT HOUSING

Grand Junction Housing Authority - applications for Section 8 housing vouchers
Almost Home (Grand Valley Catholic Outreach) free publication for locating affordable housing
Hilltop Community Resources - Transitional Housing Program -Case management services for limited number of homeless families

Low Income Housing

Various locations with income-adjusted rents:

Clifton Townhouses	Southgate Commons
Willow Grove	Energy Office
Grand Valley Apartments	Linden Building
Garden Village	Tiffany Apartments
Grand Manor	Grand Mesa
Racquet Club	

Elderly only housing

Monterey Park	Grand View Apartments
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HOMELESS PREVENTION

Grand Valley Catholic Outreach - rental assistance

5. OTHER ACTIONS

The City to 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 Grand Valley Coalition for the Homeless and 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 is working on a Strategic Plan. The Strategic Plan will have several goals and objectives identified including establishing a neighborhood program, working with the youth of community, and affordable housing issues. The Grand Junction community is served by a public transit program that is run by Grand Valley Transit. The City contributes financially to this transit system. Daily ridership of this transit service continues to climb and is now at 1057 riders a day up from just over 1,000 riders a day a year ago and is now averaging 12.7 rides per hour up from 11.3 riders per hour.

2001 PROGRAM YEAR

CDBG projects funded and completed that were non-housing projects and not projects helping the homeless.

Project 2000-4 Headstart Classroom/Family Center Construction at 134 West Avenue. Construction of this facility began in September 2002. \$104,000

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. Construction of this facility began in September 2002. \$200,000

Project 2001-5 Mesa Youth Services, Inc., Partners –Parking lot construction for Partners Activity Center at 12th Street and Colorado Avenue was completed in June 2002. \$15,000.

HISTORY

CDBG projects funded and completed between 1996 and 2000 that were non-housing projects and not projects helping the homeless.

Other Projects funded by CDBG funds between 1996 and 2000 Program Years:

- CDBG Administration cost \$193,014
- Rehabilitation of a Medical Clinic for Marillac Clinic \$90,000.
- Reconstruct South Avenue from 5th Street to 7th Street \$330,000.
- Sidewalk and drainage improvements to Elm Avenue \$151,855.
- Riverside Neighborhood Drainage Project \$400,000.

6. LEVERAGING RESOURCES

The City of Grand Junction uses as one of its' CDBG funding criteria the applicants proposal for leveraging other resources to complete a proposed project. In many cases recipients have been able to leverage other funding sources by using CDBG dollars for the required local match.

2001 PROGRAM YEAR

Project 99-1 Community Homeless Shelter Acquisition - Grand Junction Housing Authority purchased the community homeless shelter for \$700,000 in the Spring of 2002. CDBG funds of \$205,000 was used, thereby leveraging \$495,000 for this project.

Project 2000-2 The Linden Building Rehabilitation - rehabilitation of 12 units to be rented to low/moderate income persons was completed. The City's \$55,000 towards the rehabilitation is matched by \$510,000 of funding from the owner, Housing Resources of Western Colorado (The Energy Office) for acquisition and rehabilitation of the units.

Project 2000-4 Headstart Classroom/Family Center is currently under construction and is using \$104,000 in CDBG funds as part of a \$209,394 project.

Project 2001-1 Housing Resources of Western Colorado (The Energy Office) acquired Garden Village Apartments for \$3,000,000 and used \$200,000 of CDBG funding to help leverage the additional \$2,800,000. In addition, major rehabilitation of these 91 units is occurring using an additional \$950,000 to complete the rehab project.

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street is currently under construction. This 2,100,000 project is receiving \$200,000 in CDBG funds.

Project 2001-5 Partners activity center parking lot project was completed in the Spring 2002 using \$15,000 in CDBG funding. Total projects costs for the entire facility were \$635,000.

Project 2001-6 Mesa Developmental Services – Accessibility Equipment for Group Home. CDBG = \$40,000 Total Project = \$40,291.

OTHER FUNDING: 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.

HISTORY

LEVERAGING RESOURCES 1996 - 2000

AGENCY	CDBG FUNDING	OTHER FUNDING
Marillac Clinic Renovation	90,000	418,149
Catholic Outreach Day Center Operations	73,131	152,300
CWMH Transitional Housing	25,000	26,950
MDS Group Home Rehabilitation	200,000	28,604
Salvation Army Hope House Shelter	50,000	199,500
Catholic Outreach Day Center Acquisition	130,000	193
South Avenue	330,000	148,530
GJHA Lincoln Apartments	330,000	126,126
Riverside Neighborhood Drainage	400,000	11,048
TOTALS	1,628,131	1,111,400

7. ECONOMIC DEVELOPMENT

The Mesa County Economic Development Council and the Business Incubator work to address the needs of commercial enterprises. Their scope of activity includes; relocating new business to Grand Junction, providing incentives and expertise to support the needs of new operations, identifying employer's needs for employees with specialized skills and then developing programs to train the local labor force to meet those needs. The City participates in funding economic incentive grants to various projects. Recipients receiving economic incentives from the City of Grand Junction include:

2000 Funded:

- Westar Aviation - \$60,000
- Startek - \$300,000

2001 Funded:

- Peak Telecom - \$40,000
- Hamilton Sundstrand - \$47,200

2002 Funded:

- Startek - \$300,000
- Western Colorado Business Corporation (Business Incubator) - \$28,600

2003 Committed:

- Western Colorado Business Corporation (Business Incubator) - \$28,600

8. CITIZEN COMMENTS

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2001 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 November 7, 2002 (see Attachments). No written comments or notes of verbal comments were received.

9. SELF EVALUATION

During the 2001 Program 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. The following can summarize the Grand Junction Community's success during the 2001 Program Year:

- Riverside Neighborhood Drainage Improvement project from the 1999 program year was completed. This project funded drainage improvements to the Riverside Neighborhood, which is a low/moderate income area of the City.
- The Grand Valley Catholic Outreach continued to operate 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.
- Grand Junction Housing Authority acquired a permanent home for the community homeless shelter.
- 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 participates with the Grand Valley Coalition for the Homeless and their mission to provide a continuum of services for the community's homeless. The 2001 Continuum of Care 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 Housing Services of Western Colorado (the Energy Office) as matching funds for the Low and Moderate Income Housing Rehabilitation Program. Housing Services 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, Housing Services of Western Colorado completed the rehabilitation of 12 units the agency had recently acquired for low/moderate income families.

- Housing Services of Western Colorado acquired the Garden Village Apartments (91 units) to preserve them as permanent housing.
- PARTNERS completed their new Activity Center with the help of CDBG funding which paid for construction of the parking lot.

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 1998 Program years as having been completed. All project costs except Program Administration have been expended for Program Year 1999. All 2000 Projects have been completed except the new Headstart facility (currently under construction). One half the 2001 Projects have been completed, with the Marillac Clinic under construction and the Catholic Outreach and Habitat for Humanity projects not begun yet. For all non-acquisition CDBG projects, grant disbursements occur by payment on a reimbursement basis. Disbursement of funds has been timely.

10. RELATIONSHIP OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES

NEED FOR NON-HOUSING COMMUNITY DEVELOPMENT

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.

2001 PROGRAM YEAR

There were no projects funded with CDBG for Non-Housing Community Development Infrastructure in 2001

HISTORY

Program Years 1996 through 2000

- \$400,000 Riverside Drainage Project.
- \$151,855 Elm Avenue pedestrian and drainage improvements project.
- \$330,000 South Avenue reconstruction project.

NEED FOR AFFORDABLE HOUSING

Priority Need Category: Increase the Inventory of Affordable Housing Units

Objective 1 Increase the number of affordable rental housing units

Objective 2 Increase the number and type of home ownership opportunities available to low-to moderate-income homebuyers

Objective 3 Remove or reduce substandard housing units

Objective 4 Preserve existing stock of affordable housing units

2001 PROGRAM YEAR

Project 2000-2 The Linden Building Rehabilitation project meets Objective 3. \$55,000.

Project 2001-1 Energy Office Affordable Housing Acquisition and Preservation Project (Project 91, Garden Village Apartments) meet Objective 4. \$200,000

Project 2001-3 Habitat For Humanity meets Objective 2. \$39,000

HISTORY

Program Years 1996 through 2000

- \$55,000 to remodel 12 low income housing units – Objective 3
- \$200,000 for rehabilitation of eight low income group homes – Objective 3
- \$25,000 to open and operate a Transitional Living Center – Objective 1
- \$330,000 to acquire a 12-unit apartment building for LMI persons – Objective 1
- \$80,000 to acquire 4 residential lots for LMI families – Objective 2

NEEDS OF THE HOMELESS

Priority Need Category: Prevent and Reduce Homelessness

- Objective 1 Provide shelter for homeless adults
- Objective 2 Provide shelter for homeless families
- Objective 3 Increase the number of transitional housing units with support services for homeless individuals and families
- Objective 4 Improve homeless prevention activities

2001 PROGRAM YEAR

Project 99-1 Grand Junction Housing Authority Community Homeless Shelter (Acquisition) meets Objectives 1 and 2. \$205,000

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services meets Objective 3. \$10,000

HISTORY

Program Years 1996 through 2000

- \$73,131 towards the operation of the Homeless Day Center – Objective 4.
- \$130,000 towards the acquisition of the Homeless Day Center – Objective 4.
- \$50,000 toward the Hope House Shelter for women and children – Objective 2.



NEEDS OF SPECIAL-NEEDS POPULATIONS AND OTHER HUMAN SERVICE NEEDS

Priority Need Category: Other Special Needs

- Objective 1 Increase the capacity of existing medical and dental facilities
- Objective 2 Increase the number of group homes that can accommodate individuals with physical and cognitive disabilities

Priority Need Category: Youth

Objective 1 Increase the quality of affordable childcare for children of the working poor and people entering the workforce

Objective 2 Increase the availability of drug and alcohol counseling

Objective 3 Promote healthy recreational activities

2001 PROGRAM YEAR

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation meets Objective 1 under “Other Special Needs”. \$200,000

Project 2001-5 Mesa Youth Services, Inc., Partners – parking lot construction for Partners Activity Center meets Objective 3 under “Youth”. \$15,000

Project 2001-6 Mesa Developmental Services – making a Group Home accessible meets Objective 2 under “Other Special Needs”. \$40,000

HISTORY

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.

Program Years 1996 through 2000

- \$104,000 was awarded to new Headstart facility – Objective 1 under “Youth”.
- \$90,000 to rehabilitate new home for the Marillac Clinic – Objective 1 under “Other Special Needs”.

<p>1996 – 2000 CDBG Dollars Spent on Priority Needs</p> <p>Non-housing = \$881,855 Affordable Housing = \$465,000 Homeless Needs = \$442,131 Special Needs = \$427,100</p>

SUMMARY

During the 2001 Program Year the City allocated 100 percent 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.

11. CHANGES IN PROGRAM OBJECTIVES

During the 2001 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.

12. ASSESSMENT OF GRANTEE'S EFFORTS

The 2001 Program Year completes the City's sixth year as a CDBG entitlement community. 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. The City also met timeliness requirements of HUD (24 CFR 570.902) for expending CDBG funds. 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.

On the 2000 Annual Community Assessment by HUD, the summary report states the following. "The City's overall performance is satisfactory and consistent with the requirements of the CDBG program. The Denver HUD Office of Community Planning and Development (CPD)... make the following findings:

A. OVERALL EVALUATION – Overall, the City of Grand Junction, CO appears to be making strides in providing affordable housing and addressing its community development needs.

B. CONCLUSION AND FINDINGS

Community Planning and Development, Rocky Mountain, Denver, has reviewed available facts and data pertaining to the performance of Grand Junction, CO for its Consolidated Plan and the formula Community Planning and Development Programs specified in that Plan (Community Development Block Grant) during the period specified above. Based on the overall review record and the information..., CPD makes the following findings:

1. During the period specified above, Grand Junction, CO has carried out its program substantially as described in its Consolidated Plan as approved and amended.
2. The Consolidated Plan, as implemented, complies substantially with the requirements of applicable laws and regulations.
3. Grand Junction, CO has the continuing capacity to carry out its approved program in a timely manner."

On March 28, 2002 the US Department of Housing and Urban Development (HUD) Community Planning and Development conducted a consultation visit with the City of Grand Junction's CDBG staff. This visit allowed for both City staff and HUD staff to reflect on the City's accomplishments and allowed for dialogue in how programs were going and obtain answers for possible improvements to CDBG programs.

13. ACTIVITIES INVOLVING ACQUISITION OF OCCUPIED REAL PROPERTY

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.

2001 PROGRAM YEAR

There was one project involving acquisition of occupied real property during the 2001 program year. Housing Resources of Western Colorado (The Energy Office) purchased a 91 unit apartment complex for low income persons. This complex has historically housed low income resident and now is being preserved for the same. The project did not require any relocation of residents. In fact, the Housing Resources of Western Colorado is in the process of upgrading/remodeling units as they become open and is doing major site improvements.

HISTORY

There were two projects involving acquisition of occupied real property between 1996 and 2000 program years—one in 2000 and one in 1997.

- 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 were 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 addition, the Housing Authority upgraded all appliances for all twelve units.

14. ACTIVITIES SERVING A LIMITED CLIENTELE

2001 PROGRAM YEAR

- Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation 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. 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.

HISTORY

Several projects funded between 1996 and 2000 served a limited clientele.

- Projects 96-3, 97-1, 98-1, and 99-2 – Homeless Day Center Operational Costs. \$73,131 CDBG dollars helped fund the Homeless Day Center’s daily operations between its opening in 1997 and 2000.
- Project 97-2 - Rehabilitation of the Marillac Clinic, 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. 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.
- Project 98-2 - transitional housing for 18 to 21 year old mental health patients operated by Colorado West Mental Health (CWMH). All clientele (patients) served by CWMH fall within the limited clientele category meeting income eligibility requirements.
- Project 98-4 - 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.



ATTACHMENTS

- EXHIBIT A – Geographic Distribution Map
- November 7, 2002 DISPLAY AD IN THE DAILY SENTINEL NEWSPAPER
- IDIS Reports
 1. Summary of Accomplishments Report (C04PR23)
 2. Consolidated Annual Performance and Evaluation Report (C04PR06)
 3. Financial Summary Report (C04PR26)
 4. Summary of Activities (C04PR03)