

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



**FOR THE 2002 CDBG PROGRAM YEAR  
(September 1, 2002 through August 31, 2003)**

**CITY OF GRAND JUNCTION, COLORADO**

City of Grand Junction  
Community Development Department  
250 North 5<sup>th</sup> Street  
Grand Junction, Colorado 81501

**November 24, 2003**

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# **1. ASSESSMENT OF 2001 FIVE YEAR CONSOLIDATED PLAN'S GOALS AND OBJECTIVES (2002 ACTION PLAN)**

## **A. Geographic Distribution of Funds**

The City funded six projects plus administration costs to run the CDBG Program in 2002. **Please refer to Exhibit A.** Additionally there were four projects funded in previous program years that had not yet been completed. The following projects were funded, begun and/or completed during Program Year 2002.

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 2001-2 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 6<sup>th</sup> Street. \$200,000

Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. \$50,000.

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. \$10,000

Project 2002-3 Homeward Bound of the Grand Valley, Inc. – Purchase bunk beds for the Community Homeless Shelter. \$10,000

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. \$101,280.

Project 2002-5 Grand Junction Housing Authority – Predevelopment/Design/Market Analysis & Engineering costs for a 90 unit affordable housing project. \$41,720

Project 2002-6 Bass Street Drainage Improvement Project. \$231,000.

Project 2002-7 CDBG Administration. \$50,000.

## HISTORY

### **Other Projects funded by CDBG funds between 1996 and 2001 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
- Acquisition of a homeless shelter for Grand Junction Housing Authority \$205,000
- Riverside Neighborhood Drainage Project \$400,000
- Acquisition of the homeless day center for Catholic Outreach \$130,000

## **B. Summary of Accomplishments**

### **CDBG Projects Funded in 2002**

There were seven CDBG projects funded in Program Year 2002. Additionally there were four projects funded in previous program years that had not been completed. The following is a summary of what was accomplished during the 2002 program year.



Project 2000-4 Head Start completed construction on their new facility in December 2002 at 134 West Avenue using \$104,000 from CDBG funds. 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 2001-2 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 has recently received additional funding from other funding sources and will begin this project sometime in late 2003.

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 6<sup>th</sup> Street. \$200,000. Late December, 2003 Marillac Clinic will complete 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.



Project 2002-1 Grand Valley Catholic Outreach –



Purchase Equipment/Materials for Soup Kitchen Relocation. The Soup Kitchen is moving to a new expanded location allowing them to serve more people in need. Funds will be used to purchase equipment and materials such as a food processor, food mixer, food slicer, 30 tables and 120 chairs, two preparation tables, dishwasher with drying counters, walk in cooler, walk in freezer, and cabinetry. This project has not been completed. Fund raising efforts are currently in progress to raise the additional funds needed to complete the project. \$50,000.

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. This request is to match state funds, dollar for dollar up to \$10,000, for the WRAP program. CDBG funds will help provide an increase in client services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family unification. The project is currently underway. \$10,000



Project 2002-3 Homeward Bound of the Grand Valley, Inc. purchased bunkbeds to increase the number of beds in the Community Homeless Shelter at 2853 North Avenue, raising the number of beds from the 62 to the maximum the facility is allowed to have, 87 under the fire code. The project was completed in June 2003. \$10,000

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. Funds were used to remodel and renovate the interior to create interview and exam rooms, and remodel two kitchens and bathrooms. In addition, a washer and dryer were added. An exterior deck and exterior siding will be renovated or replaced. The parking lot was resurfaced and an outdoor play area for children was constructed. Construction was completed in June of 2003. \$101,280.



Western Slope Center For Children Before Western Slope Center For Children during Construction Western Slope Center For Children After

Project 2002-5 Grand Junction Housing Authority – Predevelopment/Design/Market Analysis & Engineering Costs for affordable housing on GJ Housing Authority’s vacant property at 276 Linden Avenue for 90 plus dwelling units, known as the proposed Linden Apartments was completed in the Spring of 2003. \$41,720



Project 2002-6 Bass Street Drainage Improvement Project. \$231,000. This project has not begun

construction but will be started and completed during the Fall of 2003. The purpose of this project is to construct a new storm drain in Bass Street to prevent flooding of the West Lake Mobile Home Park caused by storm runoff from up stream drainage basins. This project will include installation of a new 30 inch storm drain pipe in Bass Street from Independent Avenue to West Hall Avenue (approximately 900 feet) and elevating the crown in Bass Street to contain storm water on the east side of the street. The proposed storm drain will collect storm runoff entering Bass Street from the east and convey it to a 48 inch storm drain recently installed in Independent Avenue.



Project 2002-7 CDBG Administration. \$50,000. This funds the day to day operation of the City of Grand Junction’s CDBG program.



## HISTORY

### CDBG Project Funds between 1996 and 2001 Program Years:



- Four single-family lots purchased by Habitat for Humanity for construction of four homes for Low Income families.



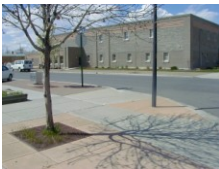
- Homeless Day Center had 48,374 guest visits to the Center since its opening March 1997 through August 31, 2001. The U.S. Department of Housing and Urban Development (HUD) selected the Homeless Day Center project as a Best Practices “Local Award” winner in August 2000.



- 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 at 810 and 818 North 5<sup>th</sup> Street.



- The Salvation Army Hope House shelter (transitional housing) for women and children located at 915 Grand Avenue serves battered women and children.



- Rehabilitation of four group homes owned and operated by Mesa Development Services.



- Pedestrian (sidewalk) and drainage improvements to the South side of Elm Avenue between 15<sup>th</sup> Street and 25<sup>th</sup> Street constructed during the Winter of 2000.



- The Riverside Neighborhood Drainage Improvements project constructed in the summer of 2001.



- In December of 2000, Catholic Outreach purchased the homeless day center building at 302 Pitkin Avenue.



- Linden Residential Buildings Remodel of 12 affordable housing units for Housing Resources of Western Colorado. \$55,000



- In June 2002 acquired Garden Village Apartments located at 2601 Belford Avenue, 91 units of affordable housing – Housing Resources of Western Colorado.



- Constructed PARTNERS parking lot for their new Activity Building \$15,000



- Mesa Developmental Services Barrier Free Lift and Arjo Tub for Group Home located at 1444 North 23<sup>rd</sup> Street. \$40,000



- In March of 2002, The Grand Junction Housing Authority purchased the Community Homeless Shelter and now leases it to Homeward bound of Western Colorado who runs the shelter serving the homeless population.



## **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.

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.

### **2002 PROGRAM YEAR**

Project 2002-6 Bass Street Drainage Improvement Project. This project will include installation of a new 30 inch storm drain pipe in Bass Street from Independent Avenue to West Hall Avenue (approximately 900 feet) and elevating the crown in Bass Street to contain storm water on the east side of the street. The proposed storm drain will collect storm runoff entering Bass Street from the east and convey it to a 48 inch storm drain recently installed in Independent Avenue. Construction to begin during the Fall of 2003.

### **HISTORY**

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

#### Program Years 1996 through 2001 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

### **2002 PROGRAM YEAR**

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

Project 2002-5 Grand Junction Housing Authority for predevelopment/design/market analysis/engineering costs for a 90 plus unit affordable housing project. \$41,720

### **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 2001 Accomplishments

- \$200,000 to Housing Resources of Western Colorado to purchase the Garden Village Apartments, 91 affordable units, and preserved them as permanent affordable rental housing.
- \$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

### 2002 PROGRAM YEAR

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 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. The Soup Kitchen is moving to a new expanded location allowing them to serve more people in need. Funds will be used to purchase equipment and materials such as a food processor, food mixer, food slicer, 30 tables and 120 chairs, two preparation tables, dishwasher with drying counters, walk in cooler, walk in freezer, and cabinetry. This project has not been completed. Fund raising effort are currently in progress to raise the additional funds needed to complete the project. \$50,000.

Project 2002-3 Homeward Bound of the Grand Valley, Inc. received CDBG funds to purchase bunk bed for the Community Homeless Shelter to increase the capacity of the shelter to its full capacity of 87. \$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.



The Community Homeless Shelter facility located at 2853 North Avenue was leased from the Knights of Columbus until the Grand Junction Housing Authority purchased the building in March of 2002. Purchase of the building has secured a permanent location for the homeless shelter.

Program Years 1996 through 2001 Accomplishments

- \$205,000 Grand Junction Housing Authority purchase of the Community Homeless Shelter.
- \$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

**2002 PROGRAM YEAR**

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6<sup>th</sup> Street. This project completed in August 2003 added 9689 square feet of additional space to house Marillac’s medical and dental services. \$200,000

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. The project is underway. \$10,000

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. This project was completed in June of 2003. \$101,280.

## **HISTORY**

### Program Years 1996 through 2001 Accomplishments

- \$15,000 to Mesa Youth Services, Inc., Partners – Funds used for parking lot construction for Partners Activity Center at 12<sup>th</sup> Street and Colorado Avenue.
- \$40,000 to 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 23<sup>rd</sup> Street.
- \$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.

### 2002 PROGRAM YEAR

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 2002-5 Grand Junction Housing Authority for predevelopment/design/market analysis/engineering costs for a 90 plus unit affordable housing project. \$41,720

### HISTORY

#### Program Years 1996 through 2001 Funded Projects:

- \$200,000 to Housing Resources of Western Colorado to purchase the Garden Village Apartments, 91 affordable units, and preserved them as permanent affordable rental housing.
- \$40,000 to 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 23<sup>rd</sup> Street.
- \$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. (CHECK PAGE NO. IN FINAL DRAFT)

#### **Grand Valley 2002 Housing Needs Assessment**

The Grand Junction Housing Authority in concert with the City of Grand Junction, Mesa County, the City of Fruita, the Town of Palisade, Mesa State College, and the Colorado Division of Housing facilitated the completion of the 2002 Housing Needs Assessment for the Grand Junction Urban Area. The following recommendations were identified. Accomplishments during the 2002 program year are identified following corresponding bullets.

- **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.**

Accomplishments: Formed immediately after completion of the Grand Valley Housing Needs Assessment, the Housing Authority heads up and chairs the Grand Valley Affordable Housing Coalition. The Coalition is made up of members representing each of the Grand Valley governmental entities as well a wide variety of affordable housing providers and housing interests.

The Coalition in fiscal year 2003 focused on two primary activities:

1. Identify affordable housing development barriers or impediments within existing Land Use Planning and Zoning Codes and Regulations; and
2. Identify Financial Resources and Tools for local development incentives and to leverage outside housing development resources.

*Criteria important to the Coalition in its charge of considering incentives:*

- Building quality should not be compromised.
- Affordable housing is preferred to be dispersed throughout the Valley.
- The local subsidy should provide a long term benefit to housing unit affordability.
- Housing unit marketability (design) and maintenance are regulated by Funding Sources and are critical to the long-term success of this effort.
- Incentive requests should be negotiated with both governmental and nongovernmental entities.

*Local Government Recommendations*

Specific code impediment and incentive recommendations have been proposed to local governments. The Coalition recommends that all jurisdictions adopt similar incentives to help prevent a concentration of developments in one area or within one jurisdiction.

In fiscal year 2004 the leadership role of the Housing Authority will continue as the Coalition works with local policy makers to adopt affordable housing development incentives, seeks fee reductions from local utility companies, and develops an ongoing update of the Grand Valley Housing Needs Assessment.

- **Invest in development of new affordable housing units as a powerful leveraging tool to attract state and federal resources.**

Accomplishments: The Grand Junction Housing Authority is currently planning for and investing in the development of its Linden Property to construct 92 affordable housing units. The financial package for this project will include local, State, Federal, and tax credit funding.

- **Adjust the minimum density requirements to facilitate private development of attached housing within a majority of projects.**

Accomplishments: See Grand Valley Housing Coalition activities in the first bullet above.

- **Partner with affordable housing developers to employ Private Activity Bonds to support new affordable housing development.**

Accomplishments: Private Activity Bonds (PAB) were considered for use at the Housing Authority's Linden Development but it was determined that tax credit funds were more appropriate. Housing Resources of Western Colorado considered PABs as funding for its activities but the PAB transaction costs were too high. Local housing interests will continue to consider PAB to fund affordable housing development with housing developers.

- **Create dedicated funding as a local match to leverage funds for affordable housing development.**

Accomplishments:

1. See Grand Valley Housing Coalition activities in the first bullet above.
2. A new Affordable Housing Committee made up of various members from the local realtors, homebuilders, title companies and local governments has been formed. This committee is currently looking at establishing a non-profit entity and local housing trust fund which will be used as a local match to leverage other funding (including State and Federal).

- **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.**

Accomplishments: See Affordable Housing Committee comments in bullet above. See Needs Assessment presentation comments in last bullet below.

- **Seek and sponsor additional local grant funding to leverage state and federal affordable housing grant funds.**

Accomplishments: Extensive research of available local grant funding sources has been conducted and requests submitted for appropriate projects; in fiscal year 2003 requests were submitted for funds to repay community homeless shelter acquisition loans and for the Housing Authority's Linden Development.

- **Explore incentives to encourage development of mixed use / mixed density development.**  
Accomplishments: See Grand Valley Housing Coalition activities in the first bullet above.
- **Continue to fund Grand Valley Transit at a level necessary to meet the growing demand for low cost public transport to vital community amenities.**  
Accomplishments: Local governments have continued to fund Grand Valley Transit operations.
- **Work with Ute Water to develop a multi-family tap rate.**  
Accomplishments: Ute Water has adopted a fee-reducing 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.**  
Accomplishments: Grand Valley Transit expanded its service area and hours of service, including the planned provision of a bus stop at the Housing Authority's Linden Avenue Apartment affordable housing development.
- **Coordinate the creation of new employment centers and housing development sites with the availability of Grand Valley Transit service.**  
Accomplishments: Grand Valley Transit is willing to provide service to new affordable housing developments.
- **Continue to attract employers paying higher pay scales.**  
Accomplishments: The Mesa County Economic Development Council continues to seek out businesses for relocation and/or expansion to the Grand Valley that pay higher salaries.
- **The Mesa State Foundation should partner with other nonprofits and affordable housing developers to develop housing options for faculty, staff, and students.**  
Accomplishments: In fiscal year 2003 a request was presented to the Mesa State Foundation, and the Foundation declined to participate. A second request will be presented in fiscal year 2004.
- **Encourage the development community to incorporate multi-family units in the neighborhoods rather than clustering all of them in "projects".**  
Accomplishments: See Grand Valley Housing Coalition activities in the first bullet above.
- **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.**  
Accomplishments: The Housing Authority in fiscal year 2003 considered but did not complete the acquisition of five existing multifamily housing developments due to



lack of funds and/or lack of operational feasibility. GJHA will partner with a private developer when a feasible partnership can be negotiated. GJHA began predevelopment activities leading to the new construction of 92 units of affordable housing on its Linden property; Low Income Tax Credits are the primary funding source.

- **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 (former Energy Office).**

Accomplishments: See Grand Valley Housing Coalition activities regarding local dedicated funds in the first bullet above; the commercial property on Pitkin Avenue was sold; see Private Activity Bond comments above; the Housing Authority is strengthening working relationships with local key housing development institutions through the membership and work of the Grand Valley Housing Coalition (membership includes Habitat for Humanity and Housing Resources of Western Colorado).

- **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.**

Accomplishments:

The Housing Authority has and will continue to make public presentations of key findings of the Grand Valley Housing Needs Assessment and related reports to service clubs, political interest groups, and community action groups. Starting with the first quarter 2004, the Grand Valley Housing Coalition (including the Housing Authority) will analyze current housing market data to provide an ongoing update to the Needs Assessment. Current affordable housing needs will be reported to policy makers and the larger community in its continuing effort to leverage the public support and resources required to meet the need.

## 4. CONTINUUM OF CARE

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

### 2002 PROGRAM YEAR

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 2002-3 Homeward Bound of the Grand Valley, Inc. received CDBG funds to purchase bunk bed for the Community Homeless Shelter to increase the capacity of the shelter to its full capacity of 87. \$10,000

### HISTORY

Program Years 1996 through 2000 Funded and Completed Projects:

- 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
- \$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

Shelter services to the homeless within Grand Junction include the Salvation Army Hope House Shelter which provides homeless women (battered spouses) 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.

Other shelters services include the Latimer House for domestic violence victims, Hope Haven for pregnant teens, the Rescue Mission an temporary night shelter, and the Community Homeless Shelter owned by the Grand Junction Housing Authority and managed by Homeward Bound of Western Colorado, Inc. The Community Homeless Shelter has a total capacity of 87 beds, which includes up to 12 people in the families.

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 for a limited time within a newly remodeled duplex located at 247 White Avenue.
- 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.

Last year:

- Soup kitchen served 56,353 individuals;
- 13,977 affordable housing referrals were made;
- 700 new hardback books were given to children;
- 25,144 individuals received advocacy and financial counseling;
- \$120,000 was spent to stop evictions;
- 688 individuals were provided emergency groceries;
- 9,357 individuals received clothing assistance; and
- 25,619 individuals used services at the Day Center.

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.

There are many other services for the homeless that can be found in the Grand Junction community. A list of providers and services they provide are found below.

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 2002 CDBG Program Year, the Coalition has expanded their beds to full capacity at the Shelter and updated their 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

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

Vocation Rehabilitation – Skill development & job training for persons with disabilities



**PERMANENT HOUSING**

Grand Junction Housing Authority - applications for Section 8 housing vouchers

Almost Home (Grand Valley Catholic Outreach) free publication for locating affordable housing

Homeward Bound of the Grand Valley Family Transition Program -Case management services for limited number of homeless families

Low Income Housing

Various locations with income-adjusted rents:

Clifton Townhouses

Willow Grove

Grand Valley Apartments

Garden Village

Grand Manor

Racquet Club

Southgate Commons - New Name?

Energy Office

Linden Building

Tiffany Apartments

Elderly only housing

Monterey Park

Grand View Apartments

**HOMELESS PREVENTION**

Grand Valley Catholic Outreach - rental assistance

## 5. OTHER ACTIONS

The 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 human service agencies and by participating in the Grand Valley Coalition for the Homeless and the Grand Valley Housing Coalition. Grand Valley Human Service 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 was a supporter and active Oversight Committee member for completion of the 2002 Grand Valley Housing Needs Assessment. The Assessment defined a current Grand Valley affordable housing gap of 1,669 units, with an additional 1,099 units needed by 2005.

The City adopted its 2002 Strategic Plan. The Plan identified six Solutions, each with several goals and objectives identified. The City of Grand Junction's 2002 Strategic Plan identifies "Shelter and Housing that are Adequate" as one of its six solutions to accomplish over the next 10 to 15 years. The plan states "All City residents will have adequate shelter, whether their need is for permanent or temporary housing." The Strategic Plan also identifies "Vital Neighborhoods", "A Balance of Character, Economy and Environment" and "Responsible Young Citizens" as three of the six solutions. Various goals and objectives have been identified to accomplish these solutions also.

The City continues to work with the Grand Junction Housing Authority by having a City Council representative serve on the Board of Directors. 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. In addition, the City's 2001 Five Year Consolidated Plan identifies homeless needs, the need for transitional housing and affordable housing as priority needs.

**UPDATE TRANSIT NUMBERS CALL MONDAY MORNING – RANDY SMITH at 245-2626 and HE WILL CONNECT ME WITH LISA**

### **2002 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 6<sup>th</sup> Street.

Construction of this facility began in September 2002. \$200,000

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. \$10,000

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. \$101,280.

Project 2002-6 Bass Street Drainage Improvement Project. \$231,000.

## **HISTORY**

CDBG projects funded and completed between 1996 and 2001 that were non-housing projects and not projects helping the homeless.

### **Other Projects funded by CDBG funds between 1996 and 2001 Program Years:**

- \$15,000 to Mesa Youth Services, Inc., Partners – Funds used for parking lot construction for Partners Activity Center at 12<sup>th</sup> Street and Colorado Avenue.
- 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.

### 2002 PROGRAM YEAR

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 2001-2 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. Total cost of the project is \$315,000.

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

Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. \$50,000. Total cost of the project is \$900,000.

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. \$10,000 Total dollars for this project is \$20,000.

Project 2002-3 Homeward Bound of the Grand Valley, Inc. – Purchase bunk beds for the Community Homeless Shelter. \$10,000 There was no local match for this project.

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. \$101,280. Total cost of the project is \$127,000.

Project 2002-5 Grand Junction Housing Authority – Predevelopment/Design/Market Analysis & Engineering costs for a 90 unit affordable housing project. \$41,720 Total cost of the predevelopment portion of the project is \$340,000.

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 -2001**

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 Reconstruction	330,000	148,530
GJHA Lincoln Apartments	330,000	126,126
Riverside Neighborhood Drainage	400,000	11,048
Community Homeless Shelter Acquisition	205,000	495,000
Linden Building Residential Rehab	55,000	510,000
Garden Village Apartments Acquisition	200,000	2,800,000
PARTNERS Activity Building & Parking Lot	15,000	620,000
MDS Group Home Accessibility Equipment	40,000	291
<b>TOTALS</b>	<b>2,143,131</b>	<b>5,536,691</b>



## 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
- Mesa State Foundation - \$250,000

### 2001 Funded:

- Peak Telecom - \$40,000
- Hamilton Sundstrand - \$47,200
- Mesa State Foundation - \$250,000

### 2002 Funded:

- Startek - \$300,000
- Western Colorado Business Corporation (Business Incubator) - \$28,600
- Mesa State Foundation - \$250,000

### 2003 Funded:

- Western Colorado Business Corporation (Business Incubator) - \$28,600
- Innovative Textiles - \$100,000
- Mesa State Foundation - \$250,000

### 2004 Committed:

- Western Colorado Business Corporation (Business Incubator) - \$32,000
- Bureau of Economic and Business Research - \$5,000
- Mesa State Foundation - \$250,000

## **8. CITIZEN COMMENTS**

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2002 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 5, 2003 (see Attachments). No written comments or notes of verbal comments were received.

## 9. SELF EVALUATION

During the 2002 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 2002 Program Year:

- 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.
- Homeward Bound, Inc. operates a permanent homeless shelter for the community's homeless and has now expanded the number of beds to 87.
- 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 Housing Resources of Western Colorado play a major role in providing affordable housing opportunities to low and moderate income persons in the community.
- Head Start completed construction on their new facility in December 2002 at 134 West Avenue using \$104,000 from CDBG funds.
- Western Slope Center For Children completed interior remodel/renovation in June of 2003 of their facility at 259 Grand Avenue.

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 2000 Program years as having been completed. One half the 2001 Projects have been completed, with the Marillac Clinic nearing completion and the Catholic Outreach and Habitat for Humanity projects not begun yet. Nearly one half of the 2002 projects are completed. Those remaining are projects by Grand Valley Catholic (Soup kitchen equipment), Western Region Alternative to Placement (client services), Bass Street Drainage project and the 2002 Administration budget. 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.

### **2002 PROGRAM YEAR**

Project 2002-6 Bass Street Drainage Improvement Project. \$231,000.

### **HISTORY**

#### Program Years 1996 through 2001

- \$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

### **2002 PROGRAM YEAR**

Project 2002-5 Grand Junction Housing Authority – Predevelopment/Design/Market Analysis & Engineering costs for a 92 unit affordable housing project meets Objective 1. \$41,720

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

### **HISTORY**

#### Program Years 1996 through 2001

- \$55,000 for the Linden Building Rehabilitation project which meets Objective 3.
- \$200,000 for acquisition and preservation of Garden Village Apartments - Objective 4.

- \$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

### **2002 PROGRAM YEAR**

Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation meets Objective 4. \$50,000.

Project 2002-3 Homeward Bound of the Grand Valley, Inc. – Purchase bunk beds for the Community Homeless Shelter meets Objective 1. \$10,000

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

### **HISTORY**

Program Years 1996 through 2001

- \$205,000 for the Community Homeless Shelter (Acquisition) - Objectives 1 and 2.
- \$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

**2002 PROGRAM YEAR**

Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding meets other Special Needs priority. \$10,000

Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco meets other Special Needs priority. \$101,280.

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

**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 2001

- \$15,000 for parking lot construction for Partners Activity Center meets Objective 3 under “Youth”.
- \$40,000 for making a Group Home accessible meets Objective 2 under “Other Special Needs”.
- \$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><b>GRAND JUNCTION'S USE OF CDBG FUNDS 1996 – 2002</b></p> <p><b>Non-Housing Community Development Infrastructure (City) Projects</b> TOTAL = \$1,112,855 or 32.8%</p> <p><b>Affordable Housing Projects</b> TOTAL = \$ 985,720 or 29.1%</p> <p><b>Homeless Projects</b> TOTAL = \$ 528,131 or 15.6%</p> <p><b>Special-Needs Population and Other Human Service Needs Projects</b> TOTAL = \$ 545,280 or 16.1%</p> <p><b>CDBG Administration Costs</b> TOTAL = \$217,014 or 6.4%</p> <p><u>TOTAL 1996 – 2002 CDBG DOLLARS ALLOCATED = \$3,903,000</u></p>
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**SUMMARY**

During the 2002 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 2002 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 2002 Program Year completes the City's seventh year as a CDBG entitlement community. The City did its best to carry out the goals of the CDBG Program in accordance with its understanding of Federal 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 2001 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 – The City of Grand Junction has clearly identified objectives and priorities that align with the interests of their citizens. Their CDBG reports are substantially accurate and complete. In general, the city's performance is consistent with the program requirements.

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, the City of Grand Junction 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, 2003 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.

On May 20, 2003, Howard Kutzer, Regional Environmental Officer for HUD visited Grand Junction to conduct a review of the City's environmental records for individual CDBG projects. His findings concluded that the City's environmental records needed no corrective action.

## **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.

### **2002 PROGRAM YEAR**

There were no projects involving acquisition of occupied real property during the 2002 program year.

### **HISTORY**

There have been three projects involving acquisition of occupied real property between 1996 and 2001 program years—one in 2001, one in 2000 and one in 1997.

- Housing Resources of Western Colorado (The Energy Office) purchased a 91 unit apartment complex for low income persons in 2001. 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.
- 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

### 2002 PROGRAM YEAR

- Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation met the National Objective of benefiting low and moderate-income persons and served a presumed limited clientele.
- Project 2002-2 Western Region Alternative to Placement (WRAP) – Operational expenses for client 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.
- Project 2002-3 Homeward Bound of the Grand Valley, Inc. purchase of bunkbeds met the National Objective of benefiting low and moderate-income persons and served a presumed limited clientele.
- Project 2002-4 Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco met the National Objective of benefiting low and moderate-income persons and served a presumed limited clientele.

### HISTORY

The following projects funded between 1996 and 2001 served a limited clientele.

- 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.
- 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 5, 2003 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)