



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

**FOR THE 2003 CDBG PROGRAM YEAR
(September 1, 2003 through August 31, 2004)**

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

November 30, 2004

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1. ASSESSMENT OF 2001 FIVE YEAR CONSOLIDATED PLAN'S GOALS AND OBJECTIVES (2003 ACTION PLAN)

A. Geographic Distribution of Funds

The US Department of Housing and Urban Development (HUD) which administers the Federal Community Development Block Grant (CDBG) program requires that all CDBG funding must meet a National Objective. There are three National Objectives. One of these three objectives must be met for every project activity funded with CDBG. They are:

- Benefiting low-moderate income persons,
- Preventing or eliminating slums or blight, or
- Meeting other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community.

In addition, for CDBG activities at least 70 percent of the total funding the City of Grand Junction receives from HUD must be spent on benefiting low-moderate income persons, with no more than 20 percent of the total funds used for administrative costs and no more than 15 percent of the total funds spent on activities that are defined as “Public Services”. For Grand Junction, “Public Services” activities often fund operational costs for various non-profit human services agencies in the community. The City of Grand Junction generally allocates up to the cap of 15 percent of its CDBG budget on “Public Services” each program year. The 2003 Program Year was no exception.

The City funded nine projects in 2003. **Please refer to Exhibit A.** Additionally there were seven projects funded in previous program years that had not yet been completed. The following projects were funded, begun and/or completed during Program Year 2003.

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 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 2002-6 Bass Street Drainage Improvement Project. \$231,000. The project included constructing a new storm drain in Bass Street to prevent flooding of the West Lake Mobile Home Park caused by storm runoff.

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

Project 2003-1(a) Riverside School Community Building Historic Structure Assessment. A \$4,000 CDBG grant is being used towards the completion of a Historic Structure Assessment of the Riverside School building.

Project 2003-1(b) Riverside School Building Roof Repair Project. A \$15,000 CDBG grant will help fund roof repairs on the historic Riverside School building.

Project 2003-2 Center For Independence 14-passenger wheel chair accessible van purchase. \$20,000

Project 2003-3 Western Region Alternative to Placement (WRAP) – Operational expenses for client services. \$7,500

Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program will use \$20,000 in CDBG funds by renovating their facility for a new teen bistro and hiring an Americorp volunteer.

Project 2003-5 Gray Gourmet Meals on Wheels Program. \$5,050. Low-income, homebound seniors benefit from the Meals on Wheels program. Each individual suffers one or more of the factors which contribute to the risk of malnutrition: diagnosis of a chronic disease such as diabetes, heart disease, cancer; living alone; poverty; difficulty with activities of daily living such as difficulty shopping, cooking and caring for them; depression and/or mental illness.

Project 2003-6 Foster Grandparent Program. \$5,000. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers.

Project 2003 -7 Senior Companion Program. \$5,000. Senior Companions are volunteers fifty-five and over whom help assigned homebound frail elderly each week taking them to medical appointments, grocery store, bank, post office and hair appointments.

Project 2003 – 8 Grand Junction Housing Authority Linden Point Affordable Housing Project. The Grand Junction Housing Authority is constructing 92 residential units of affordable housing at 276 Linden Avenue, known as Linden Pointe. CDBG funds totaling \$335,450 will be used to construct public infrastructure improvements for the new housing development.

HISTORY

Other Projects funded by CDBG funds between 1996 and 2002 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
- Rehabilitation of Linden Avenue Apartments \$55,000
- 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
- Construction of a new Headstart Classroom/Family Center at 134 West Avenue. \$104,000
- Bunkbeds purchased for Community Homeless Shelter - Homeward Bound of the Grand Valley, Inc. – \$10,000
- Interior Remodel/Renovation and exterior stucco at Western Slope Center For Children. \$101,280.
- Predevelopment/Design/Market Analysis & Engineering costs for a 91-unit affordable housing project - Grand Junction Housing Authority \$41,720.

B. Summary of Accomplishments

CDBG Projects Funded in 2003

There were nine CDBG projects funded in Program Year 2003. Additionally there were seven projects funded in previous program years that had not been completed. The following is a summary of what was accomplished during the 2003 program year.

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

project is serving 15 individuals and 2 families (23 persons) who are homeless for a period of 12 to 24 months, providing a link to all resources in the community, aiding them in making a successful transition to permanent housing. Catholic Outreach received additional funding from other funding sources began this project in late 2003. CDBG funds were spent by March 2004.

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. Marillac Clinic completed construction of their 2.1 million

dollar addition in late December 2003. This new addition will houses their expanding and relocated dental clinic and provides 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 moved to a new location allowing them to serve more people in need. Funds were 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 was completed in March 2004. \$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. CDBG funds in the amount of \$5,800 have been expended to assist 75 persons with rental and utilities assistance.



Project 2002-6 Bass Street Drainage Improvement Project was completed Fall of 2003. The project included constructing 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 and includes 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 new storm drain collects storm runoff entering Bass Street from the east and conveys it to a 48 inch storm drain previously 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. There is approximately \$21,000 remaining in this fund for future operating costs associated with the CDBG program.



Project 2003-1(a) Riverside School Community Building Historic Structure Assessment. A \$4,000 CDBG grant is being used towards the completion of a Historic Structure Assessment of the Riverside School building. The Assessment study will provide a plan that prioritizes work necessary to treat deficiencies and will include a preliminary estimate of the probable costs of rehabilitation of the building. A draft of the assessment report was completed at the end of the 2003 program year. A final draft will be completed during the 2004 program year.

Project 2003-1(b) Riverside School Community Building Roof Repair Project. A \$15,000 CDBG grant will help fund roof repairs on the historic Riverside School building. Completion of this project is the initial step towards rehabilitation of the Riverside School building for ultimate use as a neighborhood community center for the Riverside Neighborhood. The roof work is necessary as it has already been identified as a serious and critical deficiency that is needed to stabilize the building until further rehabilitation work can be accomplished. The roof project is expected to be completed by the end of 2004. Concurrently, the Riverside Task Force will be completing renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.

Project 2003-2 Center For Independence 14-passenger wheel chair accessible van purchase. The van provides clients with disabilities, transportation to various events including training, conferences and community and government events.

Project 2003-3 Western Region Alternative to Placement (WRAP) – Operation expenses for client services. CDBG funds totaling \$7,500 were granted to WRAP for client services. Funds were not spent during the 2003 program year.

Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. The Treehouse hired an Americorp volunteer using CDBG funds as well as began renovation of their facility for a



The Treehouse

new teen bistro. CDBG funds totaling \$20,000 are being used for these programs.

Project 2003-5 Gray Gourmet Meals on Wheels Program spent \$5,050 in CDBG funds on food. A total of fifty-five (55) low-income, homebound seniors benefit from the Meals on Wheels program. Each individual suffers one or more of the factors which contribute to the risk of malnutrition: diagnosis of a chronic disease such as diabetes, heart disease, cancer; living alone; poverty; difficulty with activities of daily living such as difficulty shopping, cooking and caring for them; depression and/or mental illness. The cost-effective benefits of assisting individuals to remain in their own home far outweigh institutional care.



The Gray Gourmet

Project 2003-6 Foster Grandparent Program. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers. The Foster Grandparent Program spent their \$5,000 in CDBG money for transportation expenses. With CDBG funds, Foster Grandparents help nurture, tutor and mentor 800 children with special needs.

Project 2003 -7 The Senior Companion Program spent their \$5,000 in CDBG money for transportation expenses. Senior Companions are volunteers 55 and over whom help assigned homebound frail elderly each week and in doing so, help them to remain living in their own homes and avoid costly institutional care. With the average nursing home cost of \$40,000 per person, per year, it makes sense to give older seniors low cost support services to extend their independent living for as long as possible. Senior Companion volunteers take their clients to medical appointments, grocery store, bank, post office and hair appointments; in short, they keep their elderly clients connected to the outside world. In meeting these important, practical needs, Senior Companions also alleviate the boredom, loneliness and social isolation that affect many older seniors. The CDBG grant provided 17,857 miles of volunteer visitation, shopping and medical appointments to 137 homebound elderly persons within Grand Junction city limits.

Project 2003 – 8 Grand Junction Housing Authority Linden Pointe Affordable Housing Project. The Grand Junction Housing Authority is constructing 92 residential units of affordable housing at 276 Linden Avenue, known as Linden Pointe. CDBG funds totaling \$335,450 will be used to construct public infrastructure improvements (i.e. street improvements) for the new housing development. The construction is currently in progress and will be completed during program year



Linden Pointe

2004.

HISTORY

Completed CDBG Projects Funded between 1996 and 2002 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 5th 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 15th Street and 25th 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.



- 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.



- Mesa Developmental Services Barrier Free Lift and Arjo Tub for Group Home located at 1444 North 23rd Street.



- 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.



- Head Start completed construction on their new facility in December 2002 at 134 West Avenue.



- In June 2003, 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 62 to 87 maximum allowed under the fire code.



- Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. Construction was completed in June of 2003.



- Grand Junction Housing Authority –Predevelopment/Design/ Market Analysis & Engineering Costs for 92 units of affordable housing at 276 Linden Avenue, known as the Linden Pointe Apartments was completed in the Spring of 2003.

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.

ACTIVITIES OCCURING DURING THE 2003 PROGRAM YEAR

Project 2002-6 Bass Street Drainage Improvement Project. This project included 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 storm drain collects storm runoff entering Bass Street from the east and convey it to a 48 inch storm drain previously installed in Independent Avenue. Construction was completed during the Fall of 2003.

HISTORY

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

Program Years 1996 through 2002 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

2003 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 2003 – 8 Grand Junction Housing Authority Linden Point Affordable Housing Project.
\$335,450

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 2002 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
- \$41,720 to Grand Junction Housing Authority for predevelopment/design/market analysis/engineering costs for a 92 unit affordable housing project.

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

ACTIVITIES OCCURING DURING THE 2003 PROGRAM YEAR

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services. \$10,000. This project is serving 15 individuals and 2 families (23 persons) who are homeless for a period of 12 to 24 months, providing a link to all resources in the community, aiding them in making a successful transition to permanent housing. Catholic Outreach received additional funding from other funding sources began this project in late 2003. CDBG funds were expended by March 2004.

Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. The Soup Kitchen moved to a new location allowing them to serve more people in need. Funds were 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 was completed in March 2004. \$50,000.

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 2002 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
- \$10,000 to Homeward Bound of the Grand Valley, Inc. to purchase bunk beds for the Community Homeless Shelter.

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

ACTIVITIES OCCURRING DURING THE 2003 PROGRAM YEAR

Project 2001-4 Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. This project completed in December 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 2003-1(a) Riverside School Building Historic Structure Assessment. \$4,000
On behalf of the Riverside Task Force, the City has received a grant from the State Historical Fund to begin renovation of the Riverside School located at 552 West Avenue. The Task Force intends to utilize the old school structure for a multicultural community center. The grant is to complete a Historic Structure Assessment of the Riverside School building. The Assessment study will provide a plan that prioritizes work necessary to treat deficiencies and includes a preliminary estimate of the probable costs of rehabilitation of the building. A draft of the assessment report is currently under review and the Final Draft is expected to be completed in October 2004.

Project 2003-1(b) Riverside School Building Roof Repair Project. \$15,000
On behalf of the Riverside Task Force, the City has received a grant from the State Historical Fund to begin renovation of the Riverside School located at 552 West Avenue. The Task Force intends to utilize the old school structure for a multicultural community center. The grant will fund roof repairs on the same historic school building. Completion of this project is the initial step towards rehabilitation of the Riverside School building for ultimate use as a neighborhood community center for the Riverside Neighborhood. The roof work is necessary as it has already been identified as a serious and critical deficiency that is needed to stabilize the building until further rehabilitation work can be accomplished. The roof project is expected to be completed by the end of 2004. Concurrently, the Riverside Task Force will be completing renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.

Project 2003-2 Center For Independence 14-passenger wheel chair accessible van purchase. \$20,000

Project 2003-3 Western Region Alternative to Placement (WRAP) – Operation expenses for client services. \$7,500

Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. \$20,000

Project 2003-5 Gray Gourmet Meals on Wheels Program. \$5,050. A total of fifty-five (55) low-income, homebound seniors benefit from the Meals on Wheels program. Each individual suffers one or more of the factors which contribute to the risk of malnutrition: diagnosis of a chronic disease such as diabetes, heart disease, cancer; living alone; poverty; difficulty with activities of daily living such as difficulty shopping, cooking and caring for them; depression and/or mental illness. The cost-effective benefits of assisting individuals to remain in their own home far outweigh institutional care.

Project 2003-6 Foster Grandparent Program. \$5,000. Foster Grandparents are low-income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers throughout the community. For their service they receive a modest stipend and mileage reimbursement. Foster Grandparents work one-to-one with special children to help them master reading and math skills. Foster Grandparents covered by the CDBG funds helped 800 children better their skills.

Project 2003 -7 Senior Companion Program. \$5,000. Senior Companions are volunteers 55 and over whom help assigned homebound frail elderly each week and in doing so, help them to remain living in their own homes and avoid costly institutional care. With the average nursing home cost of \$40,000 per person, per year, it makes sense to give older seniors low cost support services to extend their independent living for as long as possible. Senior Companion volunteers take their clients to medical appointments, grocery store, bank, post office and hair appointments; in short, they keep their elderly clients connected to the outside world. In meeting these important, practical needs, Senior Companions also alleviate the boredom, loneliness and social isolation that affect many older seniors. The CDBG grant provided 17,857 miles of volunteer visitation, shopping and medical appointments to 137 homebound elderly persons with Grand Junction city limits.

HISTORY

Program Years 1996 through 2002 Accomplishments

- \$15,000 to Mesa Youth Services, Inc., Partners – Funds used for parking lot construction for Partners Activity Center at 12th 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 23rd 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.
- \$101,280 to Western Slope Center For Children for an Interior Remodel/Renovation and exterior stucco of their facility at 259 Grand Avenue.

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.

2003 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. 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 2003 – 8 Grand Junction Housing Authority Linden Pointe Affordable Housing Project. CDBG funds allocated for construction of infrastructure in a 92 unit affordable housing project. \$335,450

HISTORY

Program Years 1996 through 2002 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 23rd 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.
- \$10,000 to Grand Valley Catholic Outreach for Transitional Housing services serving 15 individuals and 2 families who are homeless for a period of 12 to 24 months and provide them a link to all resources in the community.
- \$41,720 to Grand Junction Housing Authority for predevelopment/design/market analysis/engineering costs for a 92 unit affordable housing project called Linden Pointe.

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

During all eight years as an entitlement community, the City of Grand Junction has supported affordable housing efforts with CDBG funds.

2003 PROGRAM YEAR

Project 2003 – 8 Grand Junction Housing Authority Linden Pointe Affordable Housing Project.
\$335,450

HISTORY

Program Years 1996 through 2002 Funded and Completed Projects:

- \$330,000 to Grand Junction Housing Authority to acquire Lincoln Apartments consisting of 12 units (1998)
- \$ 55,000 to Housing Resources of Western Colorado to rehab Linden Apartments consisting of 12 units (2001)
- \$200,000 to Housing Resources of Western Colorado to acquire Garden Village Apartment consisting of 91 units (2002)
- \$ 41,720 to Grand Junction Housing Authority to complete predevelopment design/marketing/engineering for a 92 unit new LMI housing called Linden Pointe.

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 18.

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 in bold font were identified.

Accomplishments during the 2003 program year are reported 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:

1. The Housing Authority continues to head up and chair the Grand Valley

Affordable Housing Coalition. The Coalition membership consists of representatives from each Grand Valley governmental entity as well as a wide variety of for-profit and not-for-profit housing providers and housing interests.

2. The Grand Valley Housing Coalition's strategic plan in fiscal year 2003 included:
 - a. Raise the level of awareness of the local affordable housing need with the general public and local elected officials toward implementation of local dedicated housing development incentives.
 - b. Seek local utility company fee reductions for affordable housing developments.
 - c. Share with policy makers and housing interests its analysis of barriers to the development of affordable housing within existing Land Use Planning and Zoning Codes and Regulations. Work toward elimination of those barriers.
 - d. With the intent to effectively inform community leaders, the Coalition worked with the City of Grand Junction (with Mesa County's support) to host the Grand Valley Affordable Housing Forum. The Forum, well attended by a wide variety of community interests, described the housing need, prioritized target subpopulations, identified financial resources and tools for increased local development, and presented local policy proposals that could be implemented to create a more favorable development environment and leverage outside housing development resources.
 - e. Continue to support the community's stated desire to locate affordable housing units in a variety of locations near employment, education, and transportation centers throughout the Valley, encourage the implementation of uniform housing development incentives in all local governmental jurisdictions to facilitate this objective.
3. As reported in #2 above, the Coalition has effectively engaged policy makers in the affordable housing issue. Mesa County and the City of Grand Junction have incorporated a housing component in their strategic plans. The Grand Junction City Council is now considering how to most effectively use the findings of the Forum to address the local shortage of affordable housing.

Program Year 2004 Goals:

The leadership role of the Housing Authority will continue with the following objectives:

1. Encourage and support governmental adoption of affordable; housing development incentives throughout the Valley to create the local match required to leverage State and Federal funds;
2. Leverage governmental incentives by seeking fee reductions from local utility companies;

3. Develop an update of the 2002 Grand Valley Housing Needs Assessment; and
 4. Develop a housing development strategic plan enhanced by governmental, utility, and other incentives.
- **Invest in development of new affordable housing units as a powerful leveraging tool to attract state and federal resources.**
Accomplishments: Projected for completion in June 2005, the Grand Junction Housing Authority is currently developing Linden Pointe; 92 one, two, and three-bedroom housing units affordable to 30% AMI through 50% AMI households. Development funds were received from the Colorado Housing and Finance Authority (tax credits and permanent loan), the Colorado Division of Housing, Mesa County and the City of Grand Junction.
 - **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: The high transaction cost associated with use of Private Activity Bonds (PAB) prohibits the use of PAB funding in many affordable housing developments. PAB funding is therefore underutilized throughout the State of Colorado; Mesa County is no exception. Local housing interests will continue to consider and utilize PAB funding for affordable housing development when appropriate.
 - **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. The Affordable Housing Committee made up of various members from the local realtors, homebuilders, title companies and local governments has continued to meet. This committee has discussed looking at establishing a non-profit entity and local housing trust funds for use 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 2004 funding requests were successfully submitted to repay community homeless shelter acquisition loans and for the Housing Authority's Linden Pointe 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.
- **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 Pointe 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: Mesa County hosted the Mesa County Economic Development Forum to obtain suggestions and potential solutions to expand the Mesa County economic base and increase the number of higher paying jobs. The Grand Junction Economic Partnership 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.**
Accomplishments:
The Grand Junction Housing Authority is an active member of the Grand Junction Chamber of Commerce and is a Club 20 member.
- **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 2004 considered but did not complete the acquisition of three existing multifamily housing developments due to lack of funds and/or lack of operational feasibility. Though GJHA is the developer of its Linden Pointe development, GJHA will partner with a private developer when a feasible partnership can be negotiated. GJHA closed the financing and began the new construction of Linden Pointe, a 92 Low Income Tax Credits development.
- 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 in fiscal year 2003; 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, Housing Resources of Western Colorado, and Rocky Mountain Mutual Housing).
- 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 updates and related reports to service clubs, political interest groups, and community action groups. The Housing Authority launched a public education campaign with release of a series of posters “Faces of Affordable Housing” and “Places of Affordable Housing”. This campaign highlights the affordability gap between local housing costs and the low wages earned by workers in key services, as well as displays existing well-maintained attractive affordable housing units. Affordable housing needs will be continue to be reported to policy makers and the larger community through its continuing effort to leverage the public support and resources required to meet the housing need.

4. CONTINUUM OF CARE

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

2003 PROGRAM YEAR

Project 2001-2 Grand Valley Catholic Outreach Transitional Housing services. \$10,000. This project is serving 15 individuals and 2 families (23 persons) who are homeless for a period of 12 to 24 months, providing a link to all resources in the community, aiding them in making a successful transition to permanent housing. Catholic Outreach received additional funding from other funding sources began this project in late 2003. CDBG funds were expended by March 2004.

Project 2002-1 Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. The Soup Kitchen moved to a new location allowing them to serve more people in need. Funds were 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 was completed in March 2004. \$50,000.

HISTORY

Program Years 1996 through 2002 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
- \$10,000 to Homeward Bound of the Grand Valley, Inc. to purchase bunk beds for the Community Homeless Shelter to increase the capacity of the shelter to its full capacity of 87.

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 a 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 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.

Every year:

- Soup kitchen serves around 60,000 individuals;
- Over 14,000 affordable housing referrals are made;
- Hundreds of new hardback books are given to children;
- Over 25,000 individuals received advocacy and financial counseling;
- Around \$120,000 is spent to stop evictions;
- Nearly 700 individuals were provided emergency groceries;
- Approximately 10,000 individuals received clothing assistance; and
- Over 25,000 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..... Accomplished in 2002;
- Preserve existing low income housing units..... Ongoing;
- Acquire additional transition housing; and..... Ongoing;
- Complete a brochure of services available for the homeless.... Completed w/ annual updates

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	Southgate Commons
Willow Grove	Housing Resources of W Colorado
Grand Valley Apartments	Linden Building
Garden Village	Tiffany Apartments
Grand Manor	
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 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 1217 riders a day up from 928 riders a day a year ago and is now averaging 14.2 rides 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.

2003 PROGRAM YEAR

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

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

Project 2003-1(a) Riverside School Community Building Historic Structure Assessment. \$4,000

Project 2003-1(b) Riverside School Building Roof Repair Project. \$15,000

Project 2003-2 Center For Independence 14-passenger wheel chair accessible van purchase. \$20,000

Project 2003-3 Western Region Alternative to Placement (WRAP) – Operational expenses for client services. \$7,500

Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. \$20,000

Project 2003-5 Gray Gourmet Meals on Wheels Program. Meals provides to low-income, homebound seniors. \$5,050

Project 2003-6 Foster Grandparent Program. \$5,000

Project 2003 -7 Senior Companion Program. \$5,000. Senior Companions are volunteers fifty-five and over whom help assigned homebound frail elderly each week taking them to medical appointments, grocery store, bank, post office and hair appointments.

HISTORY

CDBG projects funded and completed between 1996 and 2002 that were non-housing projects and not projects helping the homeless.

Other Projects funded by CDBG funds between 1996 and 2002 Program Years:

- \$15,000 to Mesa Youth Services, Inc., Partners – Funds used for parking lot construction for Partners Activity Center at 12th 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.
- Headstart Classroom/Family Center Construction at 134 West Avenue. \$104,000
- Western Slope Center For Children – Interior Remodel/Renovation and exterior stucco. \$101,280.

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.

2003 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. Total estimated cost of the project is \$315,000 towards which \$10,000 CDBG funds have been committed.

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 2003-1(a) Riverside School Community Building Historic Structure Assessment. The assessment study of the building will provide a plan that prioritizes work necessary to treat deficiencies and includes a preliminary estimate of the probable costs of rehabilitation of the building for its ultimate reuse as a community center. The \$14,000 study is being funded by a grant from the Colorado Historical Society and \$4,000 CDBG funds.

Project 2003-1(b) Riverside School Building Roof Repair Project. Roof work on the Riverside School has already been identified as a serious and critical deficiency that is needed to stabilize the building until further work towards its rehabilitation/reuse can be accomplished. \$15,000 of CDBG funds will match a \$27,350 grant from the Colorado Historical Society

Project 2003-2 Center For Independence 14-passenger wheel chair accessible van purchase. The Center for Independence received a \$20,000 CDBG grant award, total price of the specialized van was \$41,755.

Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. The Teen Bistro provides a safe, supervised, drug and alcohol free environment for middle and high school teens 365 days/year, weekends, nights and holidays. The Treehouse received a \$20,000 grant award to pay for furnishings and an the salary of an Americorp volunteer to assist with homework/tutoring at the Bistro. Total project cost is \$55,000.

Project 2003-5 Gray Gourmet Meals on Wheels Program. Low-income, homebound seniors benefit from the Meals on Wheels program. Each individual suffers one or more of the factors which contribute to the risk of malnutrition: diagnosis of a chronic disease such as diabetes, heart disease, cancer; living alone; poverty; difficulty with activities of daily living such as

difficulty shopping, cooking and caring for themselves; depression and/or mental illness. CDBG funds of \$5,050 were used to purchase food for the program that annually budgets approximately \$9,000 for this purpose.

Project 2003-6 The Foster Grandparent Program provides useful, productive roles for senior citizens while in turn providing children with special needs with nurturing, mentoring and tutoring provided by the volunteer foster grandparents. The program's annual budget is \$276,443, of which \$5,000 CDBG funds were used to reimburse volunteers for mileage driving to-from their assigned work locations at elementary schools throughout the community.

Project 2003 -7 The Senior Companion program enables low to moderate income active seniors to assist other low income frail elderly persons so that these persons can continue to live at home rather than in an assisted living facility. CDBG funds of \$5,000 were used to reimburse volunteers for traveling to and from their client's home and for travel to provide other services to the client. The total annual budget for the program is approximately \$133,000.

Project 2003 – 8 Grand Junction Housing Authority Linden Avenue Apartments. Currently under construction, this project will provide 91 new affordable housing units. A \$335,450 CDBG grant award is paying for some of the public infrastructure for this \$9.7 million project.

OTHER FUNDING: The City contributed \$8,000 from its general fund to the Housing Resources of Western Colorado as matching funds for the Low and Moderate Income Housing Rehabilitation Program. Housing Resources has been running this program since 1991, and the City helps with rehabilitation of four homes in the City each year.

HISTORY

See the summary chart on the following page.

LEVERAGING RESOURCES CDBG 1996-2002

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
Marillac Dental Clinic Expand/Relocate	200,000	1,900,000
Catholic Outreach Soup Kitchen Equipment	50,000	850,000
W Slope Center for Children Remodel	101,280	25,720
GJ Housing Auth Predev for Affordable Hsg	41,720	298,280
TOTALS	2,536,131	8,610,691

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 Funded:

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

2005 Committed:

- Western Colorado Business Corporation (Business Incubator) - \$3,400
- Mesa State Foundation - \$250,000

8. CITIZEN COMMENTS

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2003 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 3, 2004 (see Attachments). No written comments or notes of verbal comments were received.

9. SELF EVALUATION

The City of Grand Junction for its CDBG program uses a performance measurement system in its Consolidated Plan that lists and describes five year objectives and strategies for each of the four Consolidated Plan Priority Areas. Each strategy is a specific action item that has been identified through the consolidated plan planning process as an action that either the City or another agency in the community will implement or complete within the life of the five year consolidated plan. (See also relationship of CDBG funds to Consolidated Plan priorities on page 39).

During the 2003 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 2003 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 87 bed homeless shelter for the community's homeless.
- 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.

- Catholic Outreach Transitional Housing Program is serving 15 individuals and 2 families (23 persons) who are homeless for a period of 12 to 24 months, providing a link to all resources in the community, aiding them in making a successful transition to permanent housing.
- Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street completed construction of their 2.1 million dollar addition, which houses their expanded and relocated dental clinic and provides for additional space for their existing medical facility.
- Grand Valley Catholic Outreach – Purchase Equipment/Materials for the Soup Kitchen which relocated to a new location allowing them to serve more people in need.
- Bass Street Drainage Improvement Project included constructing 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.

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. Only one of the 2001 Projects has not been completed, and the Habitat for Humanity projects not begun yet. All 2002 projects are completed except Western Region Alternative to Placement (client services) and City CDBG Administration funds. For 2003 projects, all projects have been completed except the Riverside School Community building historic structure and assessment project and the roof repair project, the Western Region Alternative to Placement (client services) project, and Linden Pointe, a 92 unit affordable housing project. 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.

2003 PROGRAM YEAR

Project 2003-1(a) Riverside School Community Building Historic Structure Assessment \$4,000

Project 2003-1(b) Riverside School Community Building Roof Repair Project \$15,000

HISTORY

Program Years 1996 through 2002

- \$400,000 Riverside Drainage Project
- \$151,855 Elm Avenue pedestrian and drainage improvements project
- \$330,000 South Avenue reconstruction project
- \$231,000 Bass Street Drainage Improvement 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

2003 PROGRAM YEAR

Project 2003-8 Grand Junction Housing Authority Linden Avenue Apartments meets Objective 1. \$335,450

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

HISTORY

Program Years 1996 through 2002

- \$55,000 for the Linden Building Rehabilitation project which meets Objective 3
- \$200,000 for acquisition/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 1
- \$41,720 for Predevelopment/Design/Market Analysis & Engineer costs for a 92-unit affordable housing project – Objective 1

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

2003 PROGRAM YEAR

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

HISTORY

Program Years 1996 through 2002

- \$215,000 for the Community Homeless Shelter for Acquisition and purchase beds - 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
- \$50,000 towards purchase of equipment and materials for Soup Kitchen Relocation – Objective 4

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
- Objective 3 Support programs helping the elderly and other special need populations

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

2003 PROGRAM YEAR

Project 2003-2 Center for Independence 14-passenger accessible van purchase meets Objective 3, Other Special Needs Priority. \$20,000

Project 2003-4 The Treehouse Teen Bistro and Americorp Volunteer program meets Objective 3, Youth Priority. \$20,000

Project 2003-5 Gray Gourmet Meals on Wheels Program purchase of food meets Objective 3, Other Special Needs Priority. \$5,050

Project 2003-6 Foster Grandparent Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority. \$5,000

Project 2003-7 Senior Companion Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority. \$5,000

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 2002

- \$15,000 for parking lot construction for Partners

GRAND JUNCTION'S USE OF CDBG FUNDS 1996 – 2003

Non-Housing Community Development Infrastructure (City) Projects
TOTAL = \$1,131,855 or 29.2%

Affordable Housing Projects
TOTAL = \$1,321,170 or 34.7%

Homeless Projects
TOTAL = \$ 528,131 or 13.9%

Special-Needs Population and Other Human Service Needs Projects
TOTAL = \$ 600,330 or 15.7%

CDBG Administration Costs
TOTAL = \$217,014 or 5.7%

TOTAL 1996 – 2003 CDBG DOLLARS ALLOCATED = \$3,806,000

Activity Center - Objective 3/Youth

- \$40,000 for making a Group Home accessible - Objective 2/Other Special Needs
- \$104,000 was awarded to new Headstart facility – Objective 1/Youth
- \$290,000 to rehabilitate a new building for the Marilllac Clinic and expand/renovate Dental Clinic – Objective 1/Other Special Needs

- \$10,000 for operational expenses for client services for the Western Region Alternative to Placement (WRAP) Program – Objective 3/Other Special Needs
- \$101,280 for interior remodel/renovation of the Western Slope Center for Children – Objective 3/Other Special Needs

SUMMARY

During the 2003 Program Year the City allocated 100 percent of its funds 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 2003 Program Year the City added a new priority to better define its priorities as identified in the Consolidated Plan. The four category areas remain the top priorities for the City.

As part of the City's Consolidated Plan "Need for Non-housing Community Development infrastructure" priority, the City of Grand Junction included a neighborhood program component. City Council's 2002 Strategic Plan identifies "Vital Neighborhoods" as one of six Solutions with the specific objective of identifying potential funding sources, including the use of CDBG funds in Low and Moderate Income (LMI) qualified neighborhoods. The neighborhood program will use CDBG funding for eligible activities identified by residents of these neighborhoods.

12. ASSESSMENT OF GRANTEE'S EFFORTS

The 2003 Program Year completes the City's eighth 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.

HUD (REGION VIII) MONITORING OF GRAND JUNCTION'S CDBG PROGRAM

On the 2002 Annual Community Assessment by HUD, the summary report states the following. The Denver HUD Office of Community Planning and Development (CPD)... make the following findings:

A. OVERALL EVALUATION – “The City of Grand Junction is satisfactorily administering its CDBG program. It has undertaken a number of noteworthy activities to address the housing and community development needs of its low and moderate-income citizens. Emphasis has been placed on public facilities and improvements. As noted in the body of the assessment, the City has exceeded the 70% minimum requirement in using funds for activities that benefit LMI persons, with 100% of funds expended on such activities.”

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. The City of Grand Junction has the continuing capacity to carry out its approved program in a timely manner.”

On March 23, 2004 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 August 11, 2004, Alicia Garcia, CPD representative for HUD, visited Grand Junction and toured various CDBG projects with City Staff.

CITY OF GRAND JUNCTION AUDIT REPORT BY CHADWICK, STEINKIRCHNER, DAVIS & CO., P.C.

In the 2003 City of Grand Junction Comprehensive Annual Financial Report a Single Audit Report was conducted on the City's expenditures of Federal Awards, including the CDBG program.

CITY OF GRAND JUNCTION MONITORING OF ITS SUBRECIPIENTS

The City of Grand Junction monitors its subrecipients from the beginning of the project being funded with CDBG until project completion. The use of digital photography is used to help document progress, as well as meetings with subrecipients. Each subrecipient must report to the City the necessary information on beneficiaries of the service or activity that is CDBG funded.

Regulation on Lead Based Paint and Relocation is closely monitored for those CDBG funded projects to which it applies. The Western Region Alternative to Placement (WRAP) is a current project where the City is closely monitoring housing assistance for WRAP beneficiaries that may or may not need lead based paint notification, inspections and/or mitigation.

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.

2003 PROGRAM YEAR

There were no projects involving acquisition of occupied real property during the 2003 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

2003 PROGRAM YEAR

- Project 2003-2 Center for Independence – Purchase 14-passenger accessible van met the National Objective of benefiting low- and moderate-income persons and served a presumed limited clientele.
- Project 2003-3 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 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. The Teen Bistro provides a safe, supervised, drug and alcohol free environment for middle and high school teens. The project met the National Objective of benefiting low- and moderate-income persons and served a limited clientele.
- Project 2003-5 Gray Gourmet Meals on Wheels Program. Low-income, homebound seniors benefit which met the National Objective of benefiting low- and moderate-income persons and served a presumed limited clientele.
- Project 2003-6 The Foster Grandparent Program provides useful, productive roles for senior citizens while in turn providing children with special needs with nurturing, mentoring and tutoring provided by the volunteer foster grandparents. The program met the National Objective of benefiting low- and moderate-income persons and served a presumed limited clientele.
- Project 2003-7 The Senior Companion program enables low to moderate income active seniors to assist other low income frail elderly persons so that these persons can continue to live at home rather than in an assisted living facility. The program 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 2002 served a limited clientele.

- 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.
- 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.