

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

**FOR THE 2004 CDBG PROGRAM YEAR
(September 1, 2004 through August 31, 2005)**

CITY OF GRAND JUNCTION, COLORADO

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

November 28, 2005

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1. ASSESSMENT OF 2001 FIVE YEAR CONSOLIDATED PLAN'S GOALS AND OBJECTIVES (2004 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. Funded activities that qualified under the “area benefit” were determined eligible by using the 2000 US Census, see the “CDBG Low to Moderate Income Map” in the attachments section of this report.

The City funded fifteen projects in 2004. **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 2004.

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds allocated for construction of infrastructure in the 1.93 acre 11 lot Camelot Gardens II Subdivision. \$39,000

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 2003-3 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 – 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 were used to construct public infrastructure improvements for this new housing development completed in May 2005.

Project 2004-01 CDBG Administration. \$20,000.

Project 2004-02 CDBG Planning Budget for Analysis for Impediments to Fair Housing (AI). \$15,000.

Project 2004-03 Gray Gourmet Meals on Wheels Program. \$10,000. 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 2004-04 Foster Grandparent Program. \$7,000. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers.

Project 2004 -05 Senior Companion Program. \$8,000. 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 2004 -06 Radio Reading Services of the Rockies. \$4,500. Radio Reading Services provides programming for the visually impaired.

Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to special needs children.

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. \$52,350 remaining in budget to be allocated to specific projects.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center.

Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center.

Project 2004 -09 Hilltop Community Resources, Inc. \$50,000. Resource Center.

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veteran Transitional Housing.

Project 2004 -11 Hope Haven. \$7,500. Funds to be used for a new roof.

Project 2004 -12 City of Grand Junction. \$50,000. Riverside Sidewalk Construction

Project 2004 -13 City of Grand Junction. \$60,000. Grand Avenue Sidewalk Construction.

HISTORY

Other Projects funded by CDBG funds between 1996 and 2003 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.

- Grand Valley Catholic Outreach Transitional Housing services - \$10,000
- Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. \$200,000
- Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation. \$50,000.
- Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding. \$10,000
- Bass Street Drainage Improvement Project. \$231,000.
- Center For Independence 14-passenger wheel chair accessible van purchase. \$20,000
- Gray Gourmet Meals on Wheels Program. \$5,050.
- Foster Grandparent Program. \$5,000.
- Senior Companion Program. \$5,000.

B. Summary of Accomplishments

CDBG Projects Funded in 2004

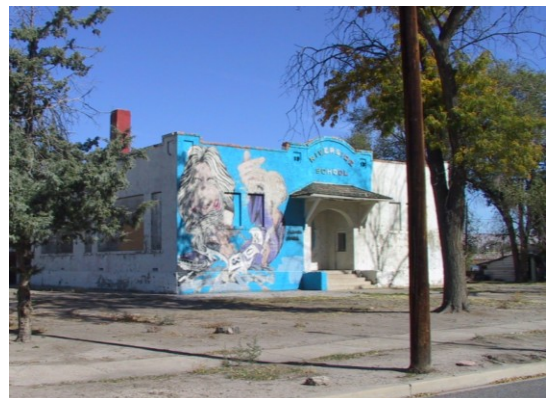
There were fifteen CDBG projects funded in Program Year 2004. Additionally there were seven projects funded in previous program years that had not been completed. The following is a summary of what was accomplished during the 2004 program year.

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds were originally approved for construction of infrastructure in the 1.93 acre 11 lot Camelot Gardens II Subdivision. Habitat has completed the infrastructure with non-CDBG funding therefore a major plan amendment of the 2001 Consolidate Plan was completed to spend these CDBG funds on a similar project, the Camelot Gardens II subdivision infrastructure improvements. \$39,000

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 helped provide an increase in client services to avoid out of home placement for youth, maintain youth at the lowest level of care and to support family unification. The project was completed in 2004. \$10,000

Project 2002-7 CDBG Administration. \$50,000.
The remaining funds from the previous program year for the day to day operation of the City of Grand Junction’s CDBG program was expended in 2004.

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



Historic Structure Assessment of the Riverside School building. The Assessment study provides a plan that prioritizes work necessary to treat deficiencies and will include a preliminary estimate of the probable costs of rehabilitation of the building. The final draft of the assessment report was completed during the 2004 program year.

Project 2003-1(b) Riverside School Community Building Roof Repair Project. A \$15,000 CDBG grant helped 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 was necessary as it had already been identified as a serious and critical deficiency that was needed to stabilize the building until further rehabilitation work can be accomplished. The roof project was completed during program year 2004. With other funding, the Riverside Task Force completed renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.

Project 2003-3 Western Region Alternative to Placement (WRAP) – Operation expenses for client services. CDBG funds totaling \$7,500 were granted to WRAP for client services. This project began in 2004 spending only a small portion of the available finds.



Project 2003-4 The Treehouse Teen Bistro Project and Americorp Volunteer program. \$20,000. The Americorp program for middle school students was funded during the 2003 program year to help kids with their after school homework. The treehouse had 1,120 middle school student visits. The Treehouse completed renovation of their facility for a new teen bistro in 2004. During the first 6 months from opening, there were 2,438 teen visits for the bistro. Of these visits, 510 were unduplicated.

Project 2003 – 8 Grand Junction Housing Authority Linden Pointe Affordable Housing Project. The Grand Junction Housing Authority constructed 92 residential units of affordable housing at 276 Linden Avenue, known as Linden Pointe. CDBG funds totaling \$335,450 were used to construct public infrastructure improvements (i.e. street improvements) for the new housing development. The construction was completed in 2004.



Project 2004-01 CDBG Administration. \$20,000. These funds are now being used to pay for the administrative costs to run the CDBG program. The remainder of funds will be used to pay expenses in 2005.

Project 2004-02 CDBG Planning Budget for Analysis for Impediments to Fair Housing (AI). \$15,000. This study has not been completed, but will be conducted in 2005. A consultant will be hired to help with the study.

Project 2004-03 Gray Gourmet Meals on Wheels Program. \$10,000. CDBG funds were spent to purchase food to facilitate Gray Gourmet delivering 8,576 meals to 91 low-income seniors from September 1, 2004 to April 30, 2005. The seniors identified as low income were provided 29% of the total home-delivered meals served to Grand Junction participants.

Project 2004-04 Foster Grandparent Program. \$7,000. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers. CDBG funds were spent to allow 24 low income Foster Grandparent volunteers drive 24,946 miles to serve 720 children with special needs.

Project 2004 -05 Senior Companion Program. \$8,000. 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. With CDBG funds, 42 senior volunteers provided 28,571 miles of visitation, shopping and errands to 193 elderly, homebound seniors.

Project 2004 -06 Radio Reading Services of the Rockies. \$4,500. Radio Reading Services provides programming for the visually impaired. New listeners were added to the programming with a total of 17 individuals served during 2004 program year.



Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to special needs children. CDBG funds were used to purchase medical equipment for handicap patients. There were 334 low/moderate income persons assisted out of a total of 418 patients that used the equipment.

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, an amendment to the CDBG Action Plan and environmental assessment for the project will be required.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center. A \$47,650 CDBG grant helped complete the funding needed for 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 was necessary as it had already been identified as a serious and critical deficiency that was needed to stabilize the building until further rehabilitation work can be accomplished. The roof project was completed during program year 2004. With other funding, the Riverside Task Force completed renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.



Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center. This architectural design project is being funded using up to \$20,000 in CDBG funding. The design will look at possible expansion opportunities to the senior center. The project is currently in progress and should be completed sometime in the 2005 CDBG program year.

Project 2004 -09 Hilltop Community Resources, Inc.

\$50,000. Resource Center. CDBG funding purchased and installed new energy efficient windows and thermostats for the Resource Center facility. The facility is used by non-profit agencies that serve low and moderate income persons. The window project was completed in July 2005.



Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veterans Transitional Housing. On November 8, 2004 a suitable apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds. At the end of the 2004 program year, 6 of the apartments were now occupied by veterans with the remaining 2 apartments vacant.



Project 2004 -11

Hope Haven.

\$7,500. Funds to

be used for a new roof. Previously, CDBG funding was to be used for the replacement of windows, but an amendment to the CDBG Action Plan was completed and the new activity is to replace the roof at the same Hope Haven facility. This project has not been completed.



Project 2004 -12 City of Grand Junction. \$50,000. Riverside Sidewalk Construction project was not completed in the 2004 CDBG Program Year.

Project 2004 -13 City of Grand Junction. \$60,000. Grand Avenue Sidewalk Construction project was not completed in the 2004 CDBG Program Year.



HISTORY

Completed CDBG Projects Funded between 1996 and 2003 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.



- Grand Valley Catholic Outreach Transitional Housing services. This project serves 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. CDBG funds were spent by March 2004.



- Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street. 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.



- Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen including 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.



Bass Street Drainage Improvement Project was completed Fall of 2003. The project included constructing a new storm drain in Bass Street includes installation of a new 30 inch storm drain pipe in Bass Street from Independent Avenue to West Hall Avenue (approximately 900 feet).

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.



Gray Gourmet Meals on Wheels Program spent CDBG funds on food. Low-income, homebound seniors benefit from the Meals on Wheels program.



The Foster Grandparent Program helps nurture, tutor and mentor children with special needs in school and daycare centers. Foster Grandparents are low income volunteers. CDBG money is used for transportation expenses.



The Senior Companion Program spent CDBG money for transportation expenses. Senior Companions are volunteers 55 who help assigned homebound frail elderly each week, taking their clients to medical appointments, the grocery store, bank, post office and hair appointments within Grand Junction city limits.

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 OCCURRING DURING THE 2004 PROGRAM YEAR

There were no projects completed in 2004, however there were two projects funded.

Project 2004 -12 City of Grand Junction. \$50,000. Riverside Sidewalk Construction project.

Project 2004 -13 City of Grand Junction. \$60,000. Grand Avenue Sidewalk Construction project.

HISTORY

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

Program Years 1996 through 2003 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.
- \$205,834 spent on 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

2004 PROGRAM YEAR

Project 2001-3 Habitat For Humanity Infrastructure for Camelot Garden Subdivision – CDBG funds allocated for construction of infrastructure in the 1.93 acre 11 lot Camelot Gardens II Subdivision. This will then bring down the total cost to provide housing for low income Habitat clients obtaining the housing. Note: Infrastructure has been completed with non-CDBG funding therefore a major plan amendment will be required to spend these funds on another project. \$39,000

HISTORY

Affordable housing has received increasing attention in the Grand Junction community as the cost of renting and purchasing real estate continues to increase more quickly than area wages. The City created and operates the Grand Junction Housing Authority to provide safe, well-maintained, affordable housing in Grand Junction. In addition to the Housing Authority, Housing Resources of Western Colorado (The Energy Office) has a housing rental program for low income residents.

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

Program Years 1996 through 2003 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.
- \$335,450 to Grand Junction Housing Authority Linden Point 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 OCCURRING DURING THE 2004 PROGRAM YEAR

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veterans Transitional Housing. On November 8, 2004 a suitable apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds. This program will help 8 homeless veteran by providing a one bedroom apartment for them along with support services. At the end of the 2004 program year, 6 of the apartments were now occupied by veterans with the remaining 2 apartments vacant.

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.



Catholic Outreach began a transitional housing program in 2003 that helps homeless persons transition into permanent housing over a twenty-four month program.

Catholic Outreach expanded their soup kitchen by moving to a new larger location in 2003 in an effort to serve the

homeless better and consolidate their various services to the homeless population in Grand Junction.

Program Years 1996 through 2003 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.
- \$10,000 to Grand Valley Catholic Outreach Transitional Housing services.
- \$50,000 to Grand Valley Catholic Outreach – Purchase Equipment/Materials for Soup Kitchen Relocation.

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 human 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 2004 PROGRAM YEAR

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

Project 2004-03 Gray Gourmet Meals on Wheels Program. \$10,000. CDBG funds were spent to purchase food to facilitate Gray Gourmet delivering 8,576 meals to 91 low-income seniors from September 1, 2004 to April 30, 2005.

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Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to

special needs children. CDBG funds were used to purchase medical equipment for handicap patients.

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, an amendment to the CDBG Action Plan and environmental assessment for the project will be required.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center. A \$47,650 CDBG grant helped complete the funding needed for roof repairs on the historic Riverside School building.

Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center. This architectural design project is being funded using up to \$20,000 in CDBG funding. The design will look at possible expansion opportunities. The project is currently in progress and should be completed sometime in the 2005 CDBG program year.

Project 2004 -09 Hilltop Community Resources, Inc. \$50,000. Resource Center. CDBG funding purchased and installed new energy efficient windows and thermostats for the Resource Center facility. The facility is used by non-profit agencies that serve low and moderate income persons. The window project was completed in July 2005.

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veterans Transitional Housing. On November 8, 2004 a suitable apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds.

Project 2004 -11 Hope Haven. \$7,500. Funds to be used for a new roof. Previously, CDBG funding was to be used for the replacement of windows, but an amendment to the CDBG Action Plan was completed and the new activity is to replace the roof at the same Hope Haven facility. This project has not been completed.

HISTORY

Program Years 1996 through 2003 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.
- \$200,000 to 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.
- \$10,000 to Western Region Alternative to Placement (WRAP) – Operational expenses for client services.
- \$4,000 to Riverside School Building Historic Structure Assessment.
- \$15,000 to the Riverside School Building Roof Repair Project. The Riverside Task Force intends to utilize the old school structure for a multicultural community center. The grant will fund roof repairs.
- \$20,000 to Center For Independence for a 14-passenger wheel chair accessible van.
- \$20,000 to The Treehouse Teen Bistro Project and Americorp Volunteer program.
- \$5,050 to Gray Gourmet Meals on Wheels Program. to purchase food.
- \$5,000 for the Foster Grandparent Program to pay for mileage reimbursement to Low/Moderate Income volunteers.
- \$5,000 to the Senior Companion Program to pay for mileage reimbursement to Low/Moderate Income volunteers.

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.

2004 PROGRAM YEAR

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 was completed to spend these CDBG funds on a similar project, the Camelot Gardens II subdivision infrastructure improvements. \$39,000

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veterans Transitional Housing. On November 8, 2004 a suitable apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds. At the end of the 2004 program year, 6 of the apartments were now occupied by veterans with the remaining 2 apartments vacant.

HISTORY

Program Years 1996 through 2003 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.
- \$335,450 to the Grand Junction Housing Authority Linden Pointe Affordable Housing Project. CDBG funds allocated for construction of infrastructure in a 92 unit affordable housing project.

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. Housing Resources of Western Colorado purchased an 8 unit one-bedroom apartment complex in 2004 to provide Transitional Housing with support services to homeless veterans. 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 nine years as an entitlement community, the City of Grand Junction has supported affordable housing efforts with CDBG funds.

2004 PROGRAM YEAR

There were no new affordable housing projects funded with CDBG dollars during the 2004 Program Year.

HISTORY

Program Years 1996 through 2003 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.
- \$335,450 to the Grand Junction Housing Authority Linden Pointe Affordable Housing Project consisting of 92 units of one, two and three bedroom units for the 40% to 60 % of median income families.

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 16.

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 2004 program year are reported following corresponding bullets.

GRAND VALLEY LOCAL GOVERNMENTS

City of Grand Junction

- ✓ The City took the lead to gather the Grand Valley Affordable Housing Partner- ship,

comprised of local elected officials, staff members from local government and non-profit housing providers, home builders & developers, lenders, economic developers, consumers, and other interested parties. The objective of the Partnership is to develop a shared understanding of the local need for more affordable housing and to adopt a common methodology to address housing issues.

- ✓ The Partnership hopes to develop and promote public / private partnerships, and to develop effective strategies that address both the supply and the demand side of the affordable housing imbalance.
- ✓ The Partnership will focus its efforts on serving the needs of the 3 highest priority groups identified at the Affordable Housing Forum: (1) homeless families requesting housing assistance, (2) near homeless, and (3) workforce renters.
- ✓ One outcome of the Partnership meetings is a proposed Tenant Based Rental Assistance program, focused on serving homeless families with children in School District 51. This is a joint effort of the School District REACH program, Mesa County Department of Human Services, and GJHA. Additional funding has been requested from the City of Grand Junction and the Colorado Division of Housing. If funding is received, services could begin in January, 2006.
- ✓ The Partnership hopes to provide incentives for private sector development of additional affordable housing, through regulatory relief and density bonuses.
- ✓ The Partnership is also focused on educating the community about the broader benefits of a mix of housing types, and generating support for the Partnership's future efforts.
- ✓ The City's 2005 Budget also include an allocation of \$500,000 to be used in support of affordable housing. The Partnership will make recommendations to the City on the use of this valuable commitment.

Grand Junction Housing Authority:

Increase its Supply of Rental Housing:

- ✓ Completed construction of the 92 unit Linden Pointe development, with apartments affordable to households with incomes between 30% and 60% of AMFI. Major financial contributions by the City of Grand Junction, both from General Funds and CDBG funds made this new development possible. Additional financial support came from Mesa County, the Colorado Division of Housing, and Colorado Housing and Finance Authority.
- ✓ Initiated a lease-to-purchase pilot program to help upwardly mobile families move from housing assistance into entry-level home ownership. GJHA purchases HUD homes at a discount, rehabs the property, and passes along the savings to the purchaser to make home ownership attainable. Five families have entered this pilot program.

Increase and Maintain Public Awareness About the Need for Affordable Housing:

- ✓ Following on the heels of the "faces and places" of affordable housing campaign, GJHA has made affordable housing presentations to the Grand Junction Area Realtors

Association and to service clubs. The updated presentation focuses on the impacts on children when affordable housing is lacking.

Facilitate an increase in the inventory of Grand Valley affordable housing units

- ✓ The Housing Authority continues to facilitate 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. The Coalition represents an opportunity for providers and supporters of affordable housing to collaborate and to work in concert to expand the resources available in the community to create additional affordable housing.
- ✓ The Coalition has supported the efforts of the Affordable Housing Partnership, in gathering and presenting information and proposals for consideration. The Coalition anticipates receiving further requests for assistance in implementing the Partnership's recommendations.
- ✓ The Coalition also presented information and recommendations on Mesa County's needs for affordable housing to the Statewide Blue Ribbon Panel on Affordable Housing. The Panel is expected to release its final report by the end of 2005.

Create Additional Resources

- ✓ In partnership with Freddie Mac and several local employers, GJHA is working to establish an Employer Assisted Home Ownership program. Participating employers could improve their recruitment and retention of key employees by helping them achieve home ownership, through matched savings, pre-purchase counseling, down payment assistance and favorable mortgage terms. This program should be available in the first quarter of 2006.
- ✓ Local contributions have been generated from the Grand Junction Area Realtors Association, Weststar Bank, Alpine Bank, Bank of Colorado, and other area businesses, in support of GJHA's Home Buyer Education and Mortgage Default Counseling programs. Additional support is received from CHFA and CARHOF.

LOCAL INSTITUTIONS

Grand Valley Transit

- ✓ Grand Valley Transit (GVT) continues to receive operating funds from local government. GVT has expanded its service areas and hours of service, though the frequency of bus routes has decreased.

Mesa State College

- ✓ Mesa State College broke ground for a new student housing facility to be available to students by Fall, 2006.

4. CONTINUUM OF CARE

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

2004 PROGRAM YEAR

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Transitional Housing for homeless veterans. On November 8, 2004 a suitable apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds. At the end of the 2004 program year, 6 of the apartments were now occupied by veterans with the remaining 2 apartments vacant.

HISTORY

Program Years 1996 through 2003 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.
- \$10,000 to Grand Valley Catholic Outreach Transitional Housing services. 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.
- \$50,000 to Grand Valley Catholic Outreach to purchase equipment/materials for the Soup Kitchen Relocation.

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. The Soup Kitchen moved to a new location allowing them to serve more people in need. Outreach programs administered by Grand Valley Catholic Outreach include:

PROGRAM	DESCRIPTION	NUMBERED SERVED
Rental Assistance	Prevent homelessness for families that are facing eviction.	353 evictions halted
Utility Assistance	Payments to halt shut offs of utilities for households that have received shut off notices.	416 shut offs averted
Financial Aid	Assist with gas, prescriptions, transportation and other emergencies.	343 families served
Clothing Bank/ Emergency Food	Clothing, emergency food, diapers and other personal items given free to those in distress.	11,196 persons served
Soup Kitchen	Daily noonday meal for families and individuals who are hungry	67,111 persons fed
Day Center	Showers, laundry, phone, address, and medical assistance available to those who are homeless.	21,030 persons served 47,454 services offered
Almost Home	Weekly updated listing of affordable housing available in the valley.	14,790 persons assisted
Emergency Housing	Temporary housing for two families who are homeless on one-two month basis.	119 persons sheltered
Transitional Supportive Housing	Provides housing over a two year period for 15 adults and two families with children who wish to end cycle of homelessness.	35 persons housed
A Book in hand	New, hard cover books given to children ages 1 to 6 whose parents cannot afford to buy books and toys.	1000 children received books

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	Linden Pointe Apartments
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 1,907 riders a day up from 1,217 riders a day a year ago which is 60,571 riders per month. In addition, the City's 2001 Five Year Consolidated Plan identifies homeless needs, the need for transitional housing and affordable housing as priority needs.

2004 PROGRAM YEAR

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

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

Project 2004-01 CDBG Administration. \$20,000. These funds are now being used to pay for the administrative costs to run the CDBG program. The remainder of funds will be used to pay expenses in 2005.

Project 2004-02 CDBG Planning Budget for Analysis for Impediments to Fair Housing (AI). \$15,000. This study has not been completed, but will be conducted in 2005. A consultant will be hired to help with the study.

Project 2004-03 Gray Gourmet Meals on Wheels Program. \$10,000. CDBG funds were spent to purchase food to facilitate Gray Gourmet delivering 8,576 meals to 91 low-income seniors from September 1, 2004 to April 30, 2005. The seniors identified as low income were provided 29% of the total home-delivered meals served to Grand Junction participants.

Project 2004-04 Foster Grandparent Program. \$7,000. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers. CDBG funds were spent to allow 24 low income Foster Grandparent volunteers drive 24,946 miles to serve 720 children with special needs.

Project 2004 -05 Senior Companion Program. \$8,000. 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. With CDBG funds, 42 senior volunteers provided 28,571 miles of visitation, shopping and errands to 193 elderly, homebound seniors.

Project 2004 -06 Radio Reading Services of the Rockies. \$4,500. Radio Reading Services provides programming for the visually impaired. New listeners were added to the programming with a total of 17 individuals served during 2005 program year.

Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to special needs children. CDBG funds were used to purchase medical equipment for handicap patients. There were 334 low/moderate income persons assisted out of a total of 418 patients that used the equipment.

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, an amendment to the CDBG Action Plan and environmental assessment for the project will be required.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center. A \$47,650 CDBG grant helped complete the funding needed for 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 was necessary as it had already been identified as a serious and critical deficiency that was needed to stabilize the building until further rehabilitation work can be accomplished. The roof project was completed during program year 2004. With other funding, the Riverside Task Force completed renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.

Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center. This architectural design project is being funded using up to \$20,000 in CDBG funding. The design will look at possible expansion opportunities to the senior center. The project is currently in progress and should be completed sometime in the 2005 CDBG program year.

Project 2004 -09 Hilltop Community Resources, Inc. \$50,000. Resource Center. CDBG funding purchased and installed new energy efficient windows and thermostats for the Resource Center facility. The facility is used by non-profit agencies that serve low and moderate income persons. The window project was completed in July 2005.

Project 2004 -11 Hope Haven. \$7,500. Funds to be used for a new roof. Previously, CDBG funding was to be used for the replacement of windows, but an amendment to the CDBG Action Plan was completed and the new activity is to replace the roof at the same Hope Haven facility. This project has not been completed.

HISTORY

CDBG projects funded and completed between 1996 and 2004 that were non-housing projects and not projects helping the homeless.

- \$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 \$221,000
- 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.
- \$200,000 to the Marillac Clinic – Dental Clinic Expansion/Relocation at 2333 North 6th Street.
- \$10,000 to Western Region Alternative to Placement (WRAP) – Operational expenses for client services and used as a local match to obtain State funding.
- \$205,834 to the Bass Street Drainage Improvement Project.
- \$4,000 to the Riverside School Community Building Historic Structure Assessment.
- \$15,000 to the Riverside School Building Roof Repair Project.
- \$20,000 to the Center For Independence 14-passenger wheel chair accessible van purchase.
- \$20,000 to The Treehouse Teen Bistro Project and Americorp Volunteer program.
- \$5,050 to the Gray Gourmet Meals on Wheels Program. Meals provides to low-income, homebound seniors.

- \$5,000 to the Foster Grandparent Program. Foster Grandparents are low income volunteers who spend 20 hours a week with children with special needs.
- \$5,000 to the Senior Companion Program. 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.

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.

2004 PROGRAM YEAR

Project 2001-3 Habitat For Humanity Infrastructure for the 1.93 acre 11 lot Camelot Gardens II Subdivision. \$39,000 in CDBG funding. This project has not been completed.

Project 2004-03 Gray Gourmet Meals on Wheels Program. \$10,000 in CDBG. CDBG funds were spent to purchase food to facilitate Gray Gourmet delivering meals to low-income seniors. The entire budget for this program is \$41,292.

Project 2004-04 Foster Grandparent Program. \$7,000 in CDBG funding. Foster Grandparents are low income volunteers who serve 20 hours a week with children who have special needs in school and daycare centers. The entire budget for this program is \$22,375.

Project 2004 -05 Senior Companion Program. \$8,000 in CDBG funding. 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. The entire budget for this program is \$29,500.

Project 2004 -06 Radio Reading Services of the Rockies. \$4,500 in CDBG funding. Radio Reading Services provides programming for the visually impaired. The entire budget for this program is \$32,100.

Project 2004 -07 Mesa County Health Department. \$5,000 in CDBG funding. Provides medical services to special needs children. The entire budget for this program is \$5,608.

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, the amount of leveraging for each project will be determined.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center. A \$47,650 CDBG grant helped complete the funding needed for roof repairs (part II) on the historic Riverside School building. These CDBG dollars completed the costs to finish the roof project. No additional finds were leveraged.

Project 2004 -08(b) City of Grand Junction. \$20,000 in CDBG funding. Senior Center. This

architectural design project is being funded using up to \$20,000 in CDBG funding. No additional dollars are being leveraged.

Project 2004 -09 Hilltop Community Resources, Inc. \$50,000 in CDBG funding. CDBG funding purchased and installed new energy efficient windows and thermostats for the Resource Center facility. The entire budget for this project is \$51,521.

Project 2004 -10 Housing Resources of Western Colorado. \$50,000 in CDBG funding. Transitional Housing for homeless Veterans was purchased using \$50,000 in CDBG funds. The entire budget for acquiring the property is \$400,000.

Project 2004 -11 Hope Haven. \$7,500 in CDBG funding. Funds to be used for a new roof. This project has not been completed.

Project 2004 -12 City of Grand Junction. \$50,000 in CDBG funding. Riverside Sidewalk Construction project was not completed in the 2004 CDBG Program Year.

Project 2004 -13 City of Grand Junction. \$60,000 in CDBG funding. Grand Avenue Sidewalk Construction project was not completed in the 2004 CDBG Program Year.

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.

**CITY OF GRAND JUNCTION COLORADO CDBG
LEVERAGING RESOURCES 1996-2003**

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 and Rehabilitation	200,000	5,299,219
PARTNERS Activity Building & Parking Lot	15,000	620,000
MDS Group Home Accessibility Equipment	40,000	291
Marillac 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
GJHA Linden Pointe Predevelopment	41,720	298,280
Catholic Outreach Transitional Housing Services	10,000	100,000
Riverside School Historic Structure Assessment	4,000	10,000
Riverside School Building Roof Repair Project (part I)	15,000	27,350
Center for Independence 14 Passenger Van	20,000	21,755
Tree House Teen Bistro	20,000	35,000
Gray Gourmet Meals on Wheels (Food)	5,050	3,950
Foster Grandparents	5,000	271,443
Senior Companion Program	5,000	128,000
GJHA Linden Pointe Apartments	335,450	11,141,001
TOTALS	2,955,631	22,848,409

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:

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 Funded:

- Western Colorado Business Corporation (Business Incubator) - \$357,000
- Mesa State Foundation - \$250,000
- GJ Economic Partnership - \$71,000

2005 Committed:

- GJ Economic Partnership - \$79,000
- Infill & Redevelopment Program - \$105,000

2006 Committed:

- Sales Tax CIP Revenue - \$450,000
- Infill & Redevelopment Program - \$250,000
- Western Colorado Business Corporation (Business Incubator) - \$40,000
- Mesa State College - \$500,000
- GJ Economic Partnership - \$100,000

8. CITIZEN COMMENTS

This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2004 Program Year was made available for public review and comment for a 15-day period as specified in the City's Citizen Participation Plan. During this review period copies of this report were available for free at City Hall and were available for review at the City Clerk's Office and the Main Branch of the Mesa County Public Library. The availability of this report was made known to the public by placing an ad in the *Daily Sentinel* on November 7, 2005 (see Attachments).

There were no public comments 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 44).

During the 2004 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 2004 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 Dental Clinic at 2333 North 6th Street continues to serve area LMI residents with medical and dental needs.

- Grand Valley Catholic Outreach serves many of the community's homeless at their Soup Kitchen each weekday.
- The City of Grand Junction has improved drainage situations in low and moderate income neighborhoods such as the Riverside neighborhood and the Bass Street neighborhood using CDBG funding over the past several years.
- Housing Resources of Western Colorado purchased an 8-plex apartment building to house a transitional housing program for up to 24 months for homeless veterans.

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.

For all non-acquisition CDBG projects, grant disbursements occur by payment on a reimbursement basis. Disbursement of funds has been timely. 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, Habitat for Humanity, has not been completed or begun yet. All 2002 projects are completed. For 2003 projects, all projects have been completed except the Western Region Alternative to Placement (client services) project. For 2004, the following projects have not been completed.

- Project 2004-01 CDBG Administration. \$20,000. These funds are now being used to pay for the administrative costs to run the CDBG program. The remainder of funds will be used to pay expenses in 2005.
- Project 2004-02 CDBG Planning Budget for Analysis for Impediments to Fair Housing (AI). \$15,000. This study has not been completed, but will be conducted in 2005. A consultant will be hired to help with the study.
- Project 2004 -06 Radio Reading Services of the Rockies. \$4,500. Radio Reading Services provides programming for the visually impaired. New listeners were added to the programming with a total of 17 individuals served during 2005 program year.
- Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, an amendment to the CDBG Action Plan and environmental assessment for the project will be required.
- Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center. This architectural design project will look at possible expansion opportunities to the senior center. The project is currently in progress and should be completed sometime in the 2005 CDBG program year.
- Project 2004 -11 Hope Haven. \$7,500. Funds to be used for a new roof. This project has not been completed.
- Project 2004 -12 City of Grand Junction. \$50,000. Riverside Sidewalk Construction

project was not completed in the 2004 CDBG Program Year.

- Project 2004 -13 City of Grand Junction. \$60,000. Grand Avenue Sidewalk Construction project was not completed in the 2004 CDBG Program Year.

CONSOLIDATED PLAN 2004 PROGRAM YEAR PERFORMANCE MEASURES

2001 Consolidated Plan 5 Year Objectives/Strategies	PROJECTS	CDBG \$ Budgeted	2004 Expenditures	Balance to be Spent
Improve Street and Pedestrian Systems	Capital Projects	\$ 230,000	\$ 47,650	\$ 182,350
Increase the Number of Affordable Rental Housing Units	GJHA Linden Pointe Affordable Housing	\$ 335,450	\$ 335,450	\$ -
Increase the Number of Transitional Housing Units with Support Services for Homeless Individuals and Families	Housing Resources Transitional Housing for Homeless Veterans	\$ 50,000	\$ 50,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	WRAP (Hilltop) Supportive Services for Home Placement (youth)	\$ 7,500	\$ 168	\$ 7,332
Support Programs Helping the Elderly and Other Special Need Populations	Treehouse Teen Bistro	\$ 18,000	\$ 18,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Gray Gourmet	\$ 10,000	\$ 10,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Foster Grand Parents	\$ 7,000	\$ 7,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Senior Companions	\$ 8,000	\$ 8,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Radio Reading Services	\$ 4,500	\$ 2,616	\$ 1,884
Support Programs Helping the Elderly and Other Special Need Populations	MC Health Dept.	\$ 5,000	\$ 5,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Hilltop Resource Center	\$ 50,000	\$ 50,000	\$ -
Support Programs Helping the Elderly and Other Special Need Populations	Hope Haven	\$ 7,500	\$ -	\$ 7,500
	TOTALS	\$ 732,950	\$ 533,884	\$ 199,066

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.

2004 PROGRAM YEAR

Project 2004 -12 City of Grand Junction. \$50,000. Riverside Sidewalk Construction project.

Project 2004 -13 City of Grand Junction. \$60,000. Grand Avenue Sidewalk Construction.

HISTORY

Program Years 1996 through 2003

- \$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

NEIGHBORHOOD PROGRAM: 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 uses CDBG funding for eligible activities identified by residents of these neighborhoods.

2004 PROGRAM YEAR

Project 2004 -08 City of Grand Junction neighborhood programs. Money is allocated to various neighborhood programs that are eligible for CDBG funding. There is \$52,350 remaining in budget to be allocated to specific projects. As new projects are funded, an amendment to the CDBG Action Plan and environmental assessment for the project will be required.

Project 2004 -08(a) Riverside Task Force/City of Grand Junction. Riverside Community Center. A \$47,650 CDBG grant helped complete the funding needed for 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 was necessary as it had already been identified as a

serious and critical deficiency that was needed to stabilize the building until further rehabilitation work can be accomplished. The roof project was completed during program year 2004. With other funding, the Riverside Task Force completed renovation of the parapet walls around the top of the building to eliminate additional water damage to the exterior walls of the building.

Project 2004 -08(b) City of Grand Junction. \$20,000. Senior Center. This architectural design project is being funded using up to \$20,000 in CDBG funding. The design will look at possible expansion opportunities to the senior center. The project is currently in progress and should be completed sometime in the 2005 CDBG program year.

HISTORY

Program Year 2003

- \$4,000 Riverside School Community Building Historic Structure Assessment
- \$15,000 Riverside School Community Building Roof Repair 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

2004 PROGRAM YEAR

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

HISTORY

Program Years 1996 through 2003

- \$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
- \$335,450 to Grand Junction Housing Authority Linden Pointe Affordable Housing 92 Apartment Project meets 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

2004 PROGRAM YEAR

Project 2004 -10 Housing Resources of Western Colorado. \$50,000. Veterans Transitional Housing with support services. On November 8, 2004 an apartment building containing 8 one-bedroom apartments was purchased using \$50,000 in CDBG funds. Meets Objective 3.

HISTORY

Program Years 1996 through 2003

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

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

2004 PROGRAM YEAR

Project 2004-03 Gray Gourmet Meals on Wheels Program purchase of food meets Objective 3, Other Special Needs Priority. \$10,000

Project 2004-04 Foster Grandparent Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority. \$7,000

Project 2004-05 Senior Companion Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority. \$8,000

Project 2004 -06 Radio Reading Services of the Rockies. \$4,500. Radio Reading Services provides programming for the visually impaired, meets Objective 3.

Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to special needs children, meets Objective 3.

Project 2004 -09 Hilltop Community Resources, Inc. \$50,000. CDBG funding purchased and installed new energy efficient windows and thermostats for the Resource Center facility, meets Objective 3.

Project 2004 -11 Hope Haven. \$7,500. Funds to be used for to replace the roof at the Hope Haven facility, meets Objective 3.

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 2003

- \$15,000 for parking lot construction for Partners 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 Marillac 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
- \$20,000 to Center for Independence 14-passenger accessible van purchase meets Objective 3, Other Special Needs Priority.
- \$20,000 for the Treehouse Teen Bistro and Americorp Volunteer program meets Objective 3, Youth Priority.

- \$5,050 to Gray Gourmet Meals on Wheels Program purchase of food meets Objective 3, Other Special Needs Priority.
- A\$5,000 to Foster Grandparent Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority.
- \$5,000 to Senior Companion Program reimbursement of travel mileage for volunteers meets Objective 3, Other Special Needs Priority.

SUMMARY

During the 2004 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 2004 Program Year completes the City's ninth 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 2003 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** – “Overall it appears that Grand Junction does a good job meeting the needs of the community and programs are in compliance with the National Affordable Housing Act. As noted...there are a few areas that need clarification or suggestions have been made for a better report.”
- B. **CONCLUSION AND FINDINGS**
Community Planning and Development, Rocky Mountain, Denver, has reviewed available facts and data pertaining to the performance of Grand Junction for its Consolidated Plan and the formula Community Planning and Development Programs specified in that Plan (Community Development Block Grant...) during the period specified above. Based on the overall review record and the information..., CPD makes the following findings:
 - 1. During the period specified above, the City of Grand Junction has carried out its program substantially as described in its Consolidated Plan as approved and amended.
 - 2. The Consolidated Plan, as implemented, complies substantially with the requirements of applicable laws and regulations.
 - 3. Grand Junction has the continuing capacity to carry out its approved program in a timely manner.”

On March 30, 2005 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.

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

In the 2004 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. Housing Resources of Western Colorado, for their Transitional Housing project for homeless Veterans was required to pay relocation costs (see Section 13).

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.

2004 PROGRAM YEAR

There was one project involving acquisition of occupied real property during the 2004 program year.

Project #2004-10 - Housing Resources of Western Colorado Permanent Supportive Housing for homeless veterans Projects

A total of 5 tenants were relocated because they didn’t qualify for the homeless vets program. Two of the tenants were male students at the local college, and 3 were single females receiving Section 8 vouchers. Housing Resources staff worked with all of the tenants to locate several comparable choices for replacement housing. All tenants were successfully relocated to replacement housing in December 2004, with two of the women remarking that they were actually happier in their new apartments than before. Tenants were given monetary compensation based on annual gross income. In addition, tenants were moved by a professional moving company paid for by Housing Resources, and staff assisted the tenants on moving day. Utility transfer costs were also paid by Housing Resources. Total relocation costs on this project were \$20,084.

HISTORY

There have been three projects involving acquisition of occupied real property between 1996 and 2003 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

2004 PROGRAM YEAR

- 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 2004-03 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 2004-04 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 2004-05 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.
- Project 2004 -07 Mesa County Health Department. \$5,000. Provides medical services to special needs children. CDBG funds were used to purchase medical equipment for handicap patients. 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 2003 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.
- 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 2003-5 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.