



Fifth Program Year
Consolidated Annual Performance and
Evaluation Report (CAPER)

For the 2010 CDBG Program Year
September 1, 2010 through August 31, 2011

NOVEMBER 2011
(Revised December 2011)

City of Grand Junction
Neighborhood Services Division
250 North 5th Street
Grand Junction CO 81501



Fifth Program Year CAPER

GENERAL

Executive Summary

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken during the program year beginning September 1, 2010 and ending August 31, 2011 using Federal funds granted to the City of Grand Junction by the U.S. Department of Housing and Urban Development (HUD) under the Community Development Block Grant (CDBG) program. Activities and accomplishments described in this report primarily benefit low-income and moderate-income residents of the City of Grand Junction.

A draft of this report was made available for public review and comment for a 30-day period beginning October 28, 2011. The availability of the report was publicly advertised consistent with the provisions of Grand Junction’s Consolidated Plan Citizen Participation Plan. The draft was available to the public on the City’s web site and in print form at the Office of the City Clerk, the office of the City Neighborhood Services Division and the main branch of the Mesa County Public Library.

AREA BACKGROUND

Grand Junction became a Metropolitan Statistical Area (MSA) in June 1995 and is wholly contained within Mesa County. The current population of the County is 146,723, of which, 58,566 live within the city limits of Grand Junction according to the 2010 Census. During the 1990's the area was ranked the 12th fastest growing Metro area in the Southwest and 38th in the nation, ahead of Salt Lake City-Provo, Albuquerque and many MSA's in California. With an average rate of 2.48% per annum, the population growth, though strong, was steady and can be attributed to the lifestyle that attracts many people to the area. Until the recent nation-wide recession, the area’s economy demonstrated strong growth but housing market appreciation continued to exceed wage increases. Even with the recent lowering of home values, it has been offset by high foreclosure and unemployment rates. Thus, attainable and affordable housing will continue to be a major issue facing Grand Junction in the foreseeable future.

Age Distribution of Grand Junction Source: U.S. Census 2010		
Median Age	36.7	
Under 5 years	6.5%	
18 years and over	78.8%	
65 years and over	15.6%	
Ethnic Diversity (% of population)		
	White	Hispanic
2010	88.7%	13.9%

FUNDS RECEIVED AND EXPENDED

For the reporting period (2010 Program Year), the City of Grand Junction received \$374,550 in CDBG funds and allocated this and remaining funds from previous years to the nine projects listed below. All projects have been completed and all 2010 Program Year funds have been expended.

Project 2010-01 Program Administration. The City budgeted \$60,000 of 2010 CDBG funds that were used for program administration and CDBG staff salary, which included in-house completion of the *Analysis of Impediments to Fair Housing Choice* and *Five-Year Consolidated Plan* reports. Project is complete.

Project 2010-02 St. Mary's Hospital Foundation Gray Gourmet Program. The Gray Gourmet program provides hot meals to homebound frail elderly and elderly persons. Funds in the amount of \$20,500 were used towards the purchase of food for the program. Project is complete.

Project 2010-03 St. Mary's Hospital Foundation Foster Grandparent Program. Utilizing senior volunteers, the program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding in the amount of \$12,000 was used to reimburse the volunteers for gas and mileage to travel to their service sites. Project is complete.



Project 2010-04 Partners Western Colorado Conservation Corps Van Purchase. The Western Colorado Conservation Corps (WCCC) operated under Partners is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25, with nearly 200 local youth and young adults currently served. CDBG funds in the amount of \$17,000 were used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects. Project is complete.

Project 2010-05 Counseling and Education Center. This program provides counseling services for low income citizens. CDBG funds in the amount of \$6,682 were used to help pay for 230 counseling sessions for an estimated 34 more persons. Project is complete.

Project 2010-06 Hawthorne Park Shelter/Restroom Replacement. This project replaced the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility in the CDBG-eligible Hawthorne Park neighborhood. CDBG funds in the amount of \$143,000 funded the project which was completed in the Spring of 2011. The Hawthorne Park service area included Census Tract 3, Block Groups 01 and 02. The total population of



the Block Groups is 1,549 persons, with 1,083 persons of low and moderate income. This results in a low and moderate income rate of 69.9% for the neighborhood.



Project 2010-07 Homeless Shelter Remodel. Homeward Bound operates the Homeless Shelter at 2853 North Avenue. There are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds in the amount of \$6,000 were used to: 1) replace sprinkler system gauges; 2) professionally clean the HVAC system; and 3) purchase a new walk-in cooler for the kitchen. Project is complete.

Project 2010-08 Center for Independence (CFI) Remodel. CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds in the amount of \$33,625 were used for energy conservation upgrades including replacement of a failing heating system with more energy efficient units and installation of an outdoor reset on the boiler pipes with insulation. The project was completed in December 2010.



Project 2010-09 Grand Valley Catholic Outreach Soup Kitchen Remodel. GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility annually serves approximately 80,000 persons. The flat roof on the building had been repaired numerous times and had exceeded its serviceable life. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. CDBG funds in the amount of \$88,725 were used to replace the roof and add insulation in the roof. Project is complete.

In addition to the 2010 activities, the following activities from the 2009 Program Year were completed during the 2010 Program Year:

Project 2009-03 St. Mary's Foundation Senior Companion Program. Utilizing senior volunteers, the program provides weekly transportation services for elderly or disabled city residents who can no longer drive. Funding in the amount of \$12,000 was used for reimbursement for gas and mileage for 12 additional volunteers. Project is complete.



Project 2009-04 Grand Junction Housing Authority (GJHA) Walnut Park Apartments. GJHA owns and operates the Walnut Park Apartment complex that provides affordable housing for seniors. The units were built prior to the 1990 American with Disabilities Act (ADA) and GJHA is required to make at least 10% of the units accessible. The floor plan of the existing units was not conducive to remodeling for accessibility so GJHA is adding 14 new units on the site, all of which will meet ADA requirements. All work will be done around existing units and no relocation will be necessary. CDBG funds in the amount of \$100,000 were used for eligible costs of site and infrastructure work including rerouting underground utilities, demolition and site preparation, construction of parking areas for the new units and landscaping. The project was completed in early 2011.



Project 2009-06 Mesa Developmental Services (MDS) Group Home Remodel. MDS provides services for all children and adults in Mesa County with developmental disabilities and their families, and for infants and toddlers diagnosed with a developmental delay or at risk for life-



long disability. A facility condition assessment was recently completed for all of the facilities that MDS owns and operates, including the main program office and twelve group homes. Specific deficiencies were identified and MDS utilized CDBG funds in the amount of \$39,290 to improve energy efficiency at seven of the group homes. No tenants were displaced during the project and the rehabilitation work did not trigger adherence to lead-based paint requirements. Project is complete.

2010 ACCOMPLISHMENTS 5-YEAR CONSOLIDATED PLAN SUMMARY

The 2006-2010 Consolidated Plan identifies the City of Grand Junction's 5-year plan to address community objectives. A summary of the Consolidated Plan's 5-year goals, the 1-year estimated accomplishments and the 2010 actual accomplishments appears on the following page.

5-YEAR PLAN GOAL: NON-HOUSING COMMUNITY DEVELOPMENT	1-YEAR GOAL	ACCOMPLISHMENT
Program Administration	Administer 2010 CDBG Program Year	Completed, including completion of 5-Year Consolidated Plan and Analysis of Impediments to Fair Housing Study
Improve City Parks and Facilities	Construct new restroom/shelter in Hawthorne Park	Completed in May 2011 as proposed
Improve Other Public Facilities	Replace roof on Grand Valley Catholic Outreach Main Program Office and Soup Kitchen	Completed in May 2011 as proposed
5-YEAR PLAN GOAL: SPECIAL NEEDS POPULATIONS AND OTHER HUMAN SERVICE NEEDS	1-YEAR GOAL	ACCOMPLISHMENT
Support programs for special needs populations	Provide client counseling sessions for low income persons/families and remodel Center for Independence for energy efficiency	Both completed. Funded 100 counseling sessions and remodel completed as proposed
Support Programs Helping Elderly Persons	Provide additional volunteers to participate in Foster Grandparent and Senior Companion Programs and Purchase food for Gray Gourmet Meals on Wheels Program	Projects completed in Fall 2010 and Spring/Summer 2011. 31 volunteers served 818 children; 12 new volunteers were added to the Senior Companion Program and 104 seniors were provided 9,050 meals
Improve Group Homes for Persons with Disabilities	Improve 7 group homes	Completed August 2010
5-YEAR PLAN GOAL: DECENT AFFORDABLE HOUSING	1-YEAR GOAL	ACCOMPLISHMENT
Provide/Improve shelter for homeless persons	Provide energy efficient upgrades to Homeless Shelter	Completed June 2011 as proposed
Increase the number of affordable rental housing units	Construct new accessible units for seniors	14 new units completed Summer 2011

5-YEAR PLAN GOAL: CREATE ECONOMIC OPPORTUNITIES	1-YEAR GOAL	ACCOMPLISHMENT
Increase access to employment	Purchase Van for Western Colorado Conservation Corps	Completed – Van Purchased in December 2010
Support efforts of job creation for low-mod income residents	Construct Learning Center at Low-Mod Income Apartment Complex	Completed December 2010

General Questions

1. Assessment of the one-year goals and objectives:
 - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

Response: The goals and objectives for the 2010 Program Year are based on HUD’s priority needs identified in the Grand Junction 2006 Five-Year Consolidated Plan. The Five-year plan provides the guidelines for selecting projects and activities to fund during each subsequent program year. The Consolidated Plan outlines three primary goals: 1) Create a Suitable Living Environment; 2) Provide Decent Affordable Housing; and 3) Create Economic Opportunities. Funding in the 2010 Program Year addressed these goals as outlined below.

Create a Suitable Living Environment: Projects 2010-02, 2010-03, 2010-05, 2010-06, 2010-08 and 2010-09 as described on the previous pages addressed this goal by improving services and facilities for a variety of low-moderate income populations and neighborhoods. Through these improvements, the overall livability and sustainability of the community is improved as well as the living environment for each resident or client served by the programs and facilities.

Decent Affordable Housing: Project 2010-07 as described on the previous pages addressed this goal by improving the homeless shelter facility for health, safety and energy efficiencies.

Create Economic Opportunities: Project 2010-04 as described on the previous pages addressed this goal by providing a means of transportation for teens and young adults to access job opportunities through the Western Colorado Conservation Corps.

The Consolidated Plan goals were also furthered by other agencies in the community during the 2010 Program Year. The accomplishments of the major housing providers is summarized below and these as well as accomplishments of other housing and service providers are further discussed in later sections of this report.

Grand Junction Housing Authority (GJHA)

- Served a total of 1,222 families, including 1,355 children, 216 elderly and 527 disabled

- Placed 6 new households in their own home through the Calling Mesa County Home Program
- Calling Mesa County Home provided foreclosure/default counseling to 124 families, 95% of which avoided foreclosure
- GJHA secured a HUD Counseling Grant

Housing Resources of Western Colorado (HRWC)

- Completed 9 self-help housing units in Mesa County
- Provided Housing Counseling services for pre-purchase, financial fitness, credit repair, default and foreclosure
- HRWC is the first agency in the City of Grand Junction to complete their CEPTED (Crime Prevention through Environmental Design certificates for the Phoenix White properties; CEPTED inspections have been performed on two other HRWC multi-family properties.

Habitat for Humanity

- 3 new units completed and 4 more under construction in the John H. Hoffman Subdivision

Grand Valley Catholic Outreach

- Served 77,831 meals in Soup Kitchen
- Provide day services for an average of 100 homeless persons per day – total services 49,099
- Housed 48 homeless individuals in emergency housing (families with children)
- Housed 22 chronically homeless individuals in permanent housing
- House 30 homeless individuals in transitional housing for at least 12 months

Homeward Bound of the Grand Valley

- Provided overnight stays for 1,002 unduplicated persons, including 69 families

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Response:

- Create a Suitable Living Environment - \$304,686
- Decent Affordable Housing - \$6,000
- Create Economic Opportunities - \$17,000

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Response: Not applicable.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

Response: HUD has encouraged grantees to incorporate performance-based standards in project selection and contracting with CDBG funds. As a result, for future program years, the City will be examining ways to relate information gathered for reimbursement requests more directly to actual project accomplishments. All reimbursement requests will still require documentation as proscribed in the appropriate Federal regulations and City policies. In addition, during the 2010 Program Year, the City of Grand Junction continued to improve its on-site subrecipient monitoring to improve the working relationship with subrecipients and improve project documentation.

3. Affirmatively Furthering Fair Housing:

Response: The City of Grand Junction prepared a new (2011) AI during the 2010 Program Year and identified several impediments from the previous (2006) AI that still exist as well as several new impediments. The City acknowledges that many of the impediments identified are a blend of both affordable and fair housing concerns; thus discussion of progress made on some of the concerns combines both affordable and fair housing activities. Since the 2011 AI was not completed and adopted by the City until late in the 2010 program year, specific progress on the barriers and impediments identified in the new AI is somewhat limited.

For future Program Years, the City will continue to work with FHEO to strengthen the alignment between funded activities and its AFFH activities and continue to improve the distinction between barriers to affordable housing and impediments to fair housing. In addition, the City will continue to improve the articulation of other AFFH activities that occur in the community outside of CDBG-funded projects. In preparation for ongoing work with FHEO and the stated desired improvements, Grand Junction CDBG administrative staff attended a three-day training provided by HUD Region VIII regarding Fair Housing during the 2010 Program Year. A summary of the barriers and impediments identified in the 2011 AI and the actions taken during the 2010 Program Year is provided below.

Impediment/Barrier 1: Land development costs are an impediment to affordable housing.

Recommended Actions

1A. Working with the Housing Strategic Plan group, the City should take steps to develop land banking and land trusts for future projects and explore ways of developing an affordable housing fund.

1B. The community should develop joint venture projects that combine resources of many entities including the service providers, the Homebuilder's Association and area homebuilders, the City and other interested groups and organizations.

2010 Program Year Actions to Address Impediment/Barrier 1:

The City allocated a large portion of its 2005 and 2006 CDBG funding and general fund monies on affordable housing projects by acquiring land for the future use of affordable housing. Several of the acquisitions were accomplished during the 2007 Program Year and construction was completed on one of the projects during 2008. During 2010, progress continued to be made on the development of one of the parcels through a design charrette for the property at the 2010 Colorado Housing Now conference that included participation

by City CDBG administration staff. However, the current economic climate has not been conducive to actual development of housing on the property.

Impediment/Barrier 2: The “not in my backyard” (NIMBY) syndrome is an impediment to affordable housing.

Recommended Actions

2A. Human service agencies, housing providers and the City should continue the good efforts to promote awareness of the need of affordable and fair housing through implementation of public policies and hosting seminars, fair housing forums and public awareness campaigns.

2010 Program Year Actions to Address Impediment/Barrier 2:

One of the best steps towards mitigating the NIMBY syndrome was ongoing occupation of the recently-completed, attractive and well-managed affordable housing complex constructed by the Grand Junction Housing Authority at the Arbor Vista Apartments complex. The 72-unit new development can be used as a good example of the type of development that is proposed in future projects. These design and operational goals were also addressed with the previously-mentioned design charrette for vacant Grand Junction Housing Authority property. The design concepts for this property included consideration of surrounding existing commercial development and residential neighborhoods.

In addition, the City recently adopted a new Comprehensive Plan and an updated Zoning and Development Code. Both have made some progress in removing barriers/impediments to fair/affordable housing. The areas improved in the Plan and Code are summarized below.

ENHANCED NEIGHBORHOOD INPUT – The format of neighborhood meetings was changed to provide citizens with more opportunity to have input in the proposed development by requiring the developer to show them more detail of the proposal at the neighborhood meeting prior to submittal of the project to the City for review and approval.

IMPROVED DEVELOPMENT FLEXIBILITY

1. Created new zone districts, including Form Based Districts, to implement the Comprehensive Plan. These new districts provide for a mixed use opportunity creating additional housing choice.
2. Increased allowed height in many zone districts which will allow taller buildings that can accommodate different housing options.
3. No maximum residential density now for Residential - Office (R-O) Zone district

STREAMLINE THE DEVELOPMENT REVIEW PROCESS

Expanded Director’s Authority for administrative decisions. Director has the authority now to:

1. Approve subdivisions administratively (preliminary subdivision, final plat)
2. Approve Condominiums and Lease Holding

COMPREHENSIVE PLAN

The newly adopted Comprehensive Plan identifies "Housing" as one of the six Guiding Principles of the Plan. The Plan states, "Housing Variety—allow/encourage more variety in housing types (besides just large lot single family homes) that will better meet the needs of our diverse population—singles, couples, families, those just starting out, children who have left home, retirees, etc.

For this Guiding Principle the Plan identifies Goal 5: To provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages. Policies under Goal 5: A. In making land use and development decisions, the City and County will balance the needs of the community. B. Encourage mixed-use development and identification of locations for increased density. C. Increasing the capacity of housing developers to meet housing demand.

Impediment/Barrier 3: The limited number of affordable housing units, single residency occupancy (SROs), one-bedroom or larger, particularly for very-low and low-income households, large families with children, seniors and persons with disabilities is an impediment to attaining affordable housing.

Recommended Actions

- 3A.** The City should continue to provide support and assistance to affordable public and private housing projects. This includes encouraging area nonprofits organizations and developers to utilize housing incentives that exist within City plans, policies and codes as well as continuing to use CDBG or other City funding to support affordable housing projects.
- 3B.** The City should strengthen the position of the City liaison staff person so that that person is involved exclusively in housing projects whose job would consist of being a liaison with public and private housing providers, a member of the Affordable Housing Partnership, which that position currently is, a contact for people with fair housing complaints, and a resource for funding of housing projects. This person could also look into additional funding for security deposits and utility costs.

2010 Program Year Actions to Address Impediment/Barrier 3:

Despite the economic situation, the City and the Grand Junction Housing Authority were able to make progress on this impediment through the completion of 14 new accessible units within the existing Walnut Park Apartments complex. The City granted \$100,000 2009 CDBG funds towards the project that was completed during the 2010 Program Year and early 2011 by December 2010.

Impediment/Barrier 4: Physical and mental disabilities are a barrier for some persons, primarily veterans, homeless, single elderly and disabled, in attaining affordable housing.

Recommended Actions

- 4A.** Through ongoing and improved service coordination, area agencies and the community as a whole should build community capacity to provide housing and services for physically and mentally disabled persons including transitional housing, homeless prevention training, health care referrals and housing counseling.
- 4B.** The City should continue its support of area housing agencies in the pursuit of additional funding, from public and private sources, for the provision of additional transitional housing

units. The staff person recommended in recommendation 3C could be the City contact person to assist in additional funding as well as a resource person on how other cities are handling homelessness and fair housing needs.

2010 Program Year Actions to Address Impediment/Barrier 4:

The City of Grand Junction did not take any specific actions to address this impediment with 2010 CDBG funds but the Center for Independence project to improve the operations of this facility may help remove discriminatory barriers to individuals with disabilities and overcome the impact of stereotypes.

Impediment/ Barrier 5: Low wage rates, increasing transportation costs or a lack of transportation and a lack of affordable, convenient child care create barriers to attaining affordable housing. While transit routes have expanded in recent years, there are still limitations such as cost, location and hours of service for many households that affect their ability to find transportation to locations for training/education opportunities, employment and services. Similarly, finding child care that is affordable and conveniently located near places of employment also impacts overall household expenses and housing affordability.

Recommended Actions

5A. Provide more education to employers, local officials and the general public about how much income is required (living wage) to attain affordable housing and the accompanying typical expenses of a household.

5B. Continue collaborative efforts between the Grand Junction Economic Partnership , the Business Incubator, the WorkForce Center, local government and job training agencies to promote opportunities to develop new businesses or expand existing ones and to improve wage levels for Grand Junction’s residents and determine if additional training needs exist in the community and can be met through any potential local, state or federal funding sources.

5C. Grand Valley Transit (GVT), local government and area non-profit agencies will continue to seek funding and offer support for transportation and child care assistance for households in need.

5D. The Regional Transportation Planning Office/GVT will collaborate with other local entities to ensure that future transit route planning takes into consideration, to the extent possible, the location of affordable housing developments.

5E. A similar collaboration will take place in analyzing location of existing and proposed child care facilities relative to housing and transportation.

2010 Program Year Actions to Address Impediment/Barrier 5:

While the City did not allocate specific 2010 CDBG funding to address this impediment, it does continue to work with the Grand Junction Economic Partnership (GJEP), the Business Incubator and the Chamber of Commerce to promote opportunities to develop new businesses or expand existing ones and to improve wage levels in the Grand Junction area.

The 2010 GJEP Annual Report includes the following statistics. Certainly this information reflects the overall nation-wide economic downturn that was ongoing during the 2010 Program Year.

- Number of Companies Provided Services: 35
- New Capital Investment: \$20,000,000

- New Job Opportunities: 100
- Retained Jobs: 30

Impediment/Barrier 6: The high number of foreclosures in Grand Junction, as well as in Mesa County, is creating barriers for homeowners that lose their homes and suffer future credit problems as a result of foreclosure. A history of bad credit is also a barrier to overcome for residents seeking rental housing or for first-time homebuyers.

Recommended Actions

6A. Area service providers that provide mortgage foreclosure prevention counseling, the City and housing committees will collaborate to supply information about effective foreclosure prevention for homeowners at the early stages of foreclosure and identify ways consumers can improve their credit rating.

6B. Area housing agencies and organizations will explore programs that can match home buyers with properties that are in foreclosure, or anticipate foreclosure.

2010 Program Year Actions to Address Impediment/Barrier 6:

Grand Junction experienced one of the highest foreclosure rates in the country during the 2010 Program Year. While it has significantly impacted the community as a whole, it does not appear that foreclosure or the acts, omissions and/or decisions causing foreclosures have a disproportionate impact on individuals or groups of individuals on the basis of race, color, national origin, religion, familial status or disability. The community still felt it was currently a significant enough housing problem to include mention of it in the 2011 AI. In order to help with the foreclosure situation, area service providers continued to provide foreclosure prevention counseling and information during the 2010 Program Year. As a measure of success, the Grand Junction Housing Authority was able to prevent foreclosure by 95% of the clients that receive prevention counseling.

Impediment/Barrier 7: While there have been few housing discrimination complaints filed over the past five years, housing discrimination does appear to be taking place and is occurring for persons that have disabilities and sometimes for race or national origin reasons.

Recommended Actions

7A. Area housing agencies and organizations and local government will continue to work together to promote the distribution of information regarding fair housing at seminars, workshops and other educational opportunities.

7B. Service providers for the disabled such as Mesa Developmental Services (MDS), the Center for Independence (CFI) and other local agencies, with support from local government, will promote the distribution of information regarding disabilities and language or cultural diversity and reasonable accommodations at seminars, workshops and other educational opportunities.

7C. Area agencies that advocate for persons with disabilities or with language or cultural diversity, in collaboration with local government, will to continue to explore projects and programs that address housing accessibility and language or cultural needs in the housing arena.

2010 Program Year Actions to Address Impediment/Barrier 7:

During the 2010 Program Year, area housing agencies and other organizations have continued to work together and further fair housing through policies and practices and promote the distribution of information regarding fair housing at seminars, workshops and other educational opportunities. These ongoing activities are discussed in detail in the 2011 AI, with some summarized below.

- The Grand Junction Housing Authority determined housing selection preferences for its waitlisted properties. Wait list applicants were selected with the top priority being elderly/disabled/working families with dependent children, non-working families with dependent children and working and non-working families without dependent children. For two of its properties, Ratekin Towers and Walnut Park Apartments, the Housing Authority gave preference to elderly and disabled households.
- Mesa Developmental Services, the Grand Junction Regional Center and Colorado West Regional Mental Health continued to provide housing options through group homes and other facilities and, along with the Center for Independence, served as advocates for the disabled populations in Grand Junction.
- Grand Valley Catholic Outreach and HomewardBound of the Grand Valley continued to provide overnight shelter to the homeless as well as emergency, transitional and permanent supportive housing options.
- Hilltop Community Resources provided shelter for victims of domestic violence as well as other supportive housing options for at-risk families.
- The Western Colorado Aids Project (WestCAP) provided housing assistance through HOPWA grants.
- The Grand Junction Area Realtors Association (GJARA) continued to provide education courses and hand out materials to its membership and clients regarding fair housing

Impediment/Barrier 8: While improvements have been made over the past years in the amount of information that is available for Spanish-speaking residents, there are still instances where language is a barrier to fair housing choice. In particular, there are currently no bilingual counselors for housing clients and homebuyer education classes are not provided in Spanish. An understanding of one's cultural values and traditions is also important. As persons that speak Spanish or other languages come to Grand Junction to live, broader language skills of service-providers are needed.

Recommended Actions

8A. Area housing agencies, real estate and lending officials, area human service agencies and other area organizations will continue to provide and expand written materials in languages other than English. Local government will support these activities.

8B. Area housing agencies, other area organizations and local government will improve counseling and educational classes to accommodate Spanish-speaking clients.

2010 Program Year Actions to Address Impediment/Barrier 8:

This concern was a new impediment identified during the 2011 AI process. Thus, other than ongoing activities, the City and community agencies have not yet had a chance to develop a specific strategy for addressing the concern. The City has earmarked 2011 administrative

funds to continue work on furthering fair housing during the next program year. Some ongoing activities that help address this concern are listed below.

- Many local housing agencies and human service organizations have or are able to provide bilingual staff
- Mesa County Valley School District 51 provides the English Language Acquisition (ELA) program to serve culturally and linguistically diverse students whose native or primary language is not English. In addition, the School District has a K-5 Dual Immersion Academy where native English and native Spanish-speaking students learn their subjects together in English for part of the day and then in Spanish the rest of the day.
- Per the City's Public Participation Plan, the public hearings and meetings pertaining to the CDBG program are held in a location accessible to disabled persons and provisions made for persons with disabilities upon advance request. Also, interpreters are provided upon advance request for any presentations, meetings or hearings if it can be reasonably expected that a significant number of non-English speaking citizens will participate.

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

Response: No further actions to address

5. Leveraging Resources

- a. Identify progress in obtaining "other" public and private resources to address needs.

Response: The City of Grand Junction shares HUD's goals of using CDBG funds to seed programs and projects that will ultimately prove financially self-sufficient and demonstrate growth in the program or service provided. The City of Grand Junction CDBG criteria for funding projects include the ability of the applicant to leverage other funding sources to complete a proposed project. In many cases recipients have been able to leverage funding sources by using CDBG dollars for the required local match.

- b. How Federal resources from HUD leveraged other public and private resources.

Response: The funds provided through the City's 2010 CDBG program year have leveraged a substantial amount of other public and private resources despite difficult economic circumstances. These activities leveraged other funds as follows:

Project 2010-02 The Gray Gourmet Program used \$20,500 2010 CDBG funds for the purchase of food for the meals on wheels program which leveraged \$589,826 for the program from other funding sources.

Project 2010-03 The Foster Grandparent Program used \$12,000 2010 CDBG funds towards mileage and gas reimbursement for 55 volunteers that provide a variety of services to 1,650 children with special needs. Other funding secured for the program totaled \$244,633.

Project 2010-04 The Partners Western Colorado Conservation Corps purchased a 12-passenger van with \$17,000 2010 CDBG funds and \$10,000 leveraged from other sources.

Project 2010-05 The Counseling and Education Center used \$6,862 in 2010 CDBG funds which leveraged \$12,000 in other funding sources for the counseling services it provides to low and moderate income persons and families.

Project 2010-06 The City of Grand Junction utilized an additional \$8,000 of other funding in addition to the \$143,000 allocated to the restroom/shelter replacement project in Hawthorne Park.

Project 2010-07 The HomewardBound Homeless Shelter utilized \$6,000 in 2010 CDBG funds in addition to \$1,080 leveraged from other sources to provide safety and health upgrades to the existing facility.

Project 2010-08 The Center for Independence (CFI) made energy improvements to its main program office utilizing \$33,625 2010 CDBG funds. The project leveraged \$20,000 from other funding sources.

Project 2010-09 Grand Valley Catholic Outreach replaced the roof and ceiling insulation on its main program office and soup kitchen utilizing \$88,725 2010 CDBG funds and \$15,000 raised through other funding sources.

- c. How matching requirements were satisfied.

Response: The City of Grand Junction does not have matching requirements for CDBG funds.

Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Response: The City of Grand Junction has two staff members that perform the oversight and compliance of CDBG Program administration as part of their overall job description that includes other responsibilities within the Neighborhood Services Division. The City held a public open house for the 2010 Program Year in February 2010, inviting local human service and housing agencies to meet and discuss the needs within the community and to participate in the CDBG process. The project selection process for the 2010 Program Year was consistent with the City's 2006 Five-Year Consolidated Plan. During the selection process, activities were evaluated based on a number of criteria including consistency with the priority needs identified in the Five-Year Plan, as well as compliance with CDBG national objectives, funding leveraged and the past performance of applicants in complying with program requirements. Throughout the reporting period City staff monitors projects supported with CDBG funds to ensure compliance with the program and comprehensive planning requirements.

The CDBG application process includes solicitation of participation from a number of racial/ethnic minority groups and entities that serve and advocate for disabled persons in the community. The following agencies/groups receive a specific invitation to the public open house, most of which do attend and work with staff to develop CDBG grant applications: Child and Migrant Services, Latin Anglo Alliance, Riverside Task Force, Riverside Educational Center, Rocky Mountain SER Head Start, Center for Independence, Colorado West Regional Mental Health Center, Hilltop Community Services, Mesa County Departments of Health and Human Services and Mesa Developmental Services. The Center for Independence was awarded a 2010 Program Year grant.

Citizen Participation

1. Provide a summary of citizen comments.

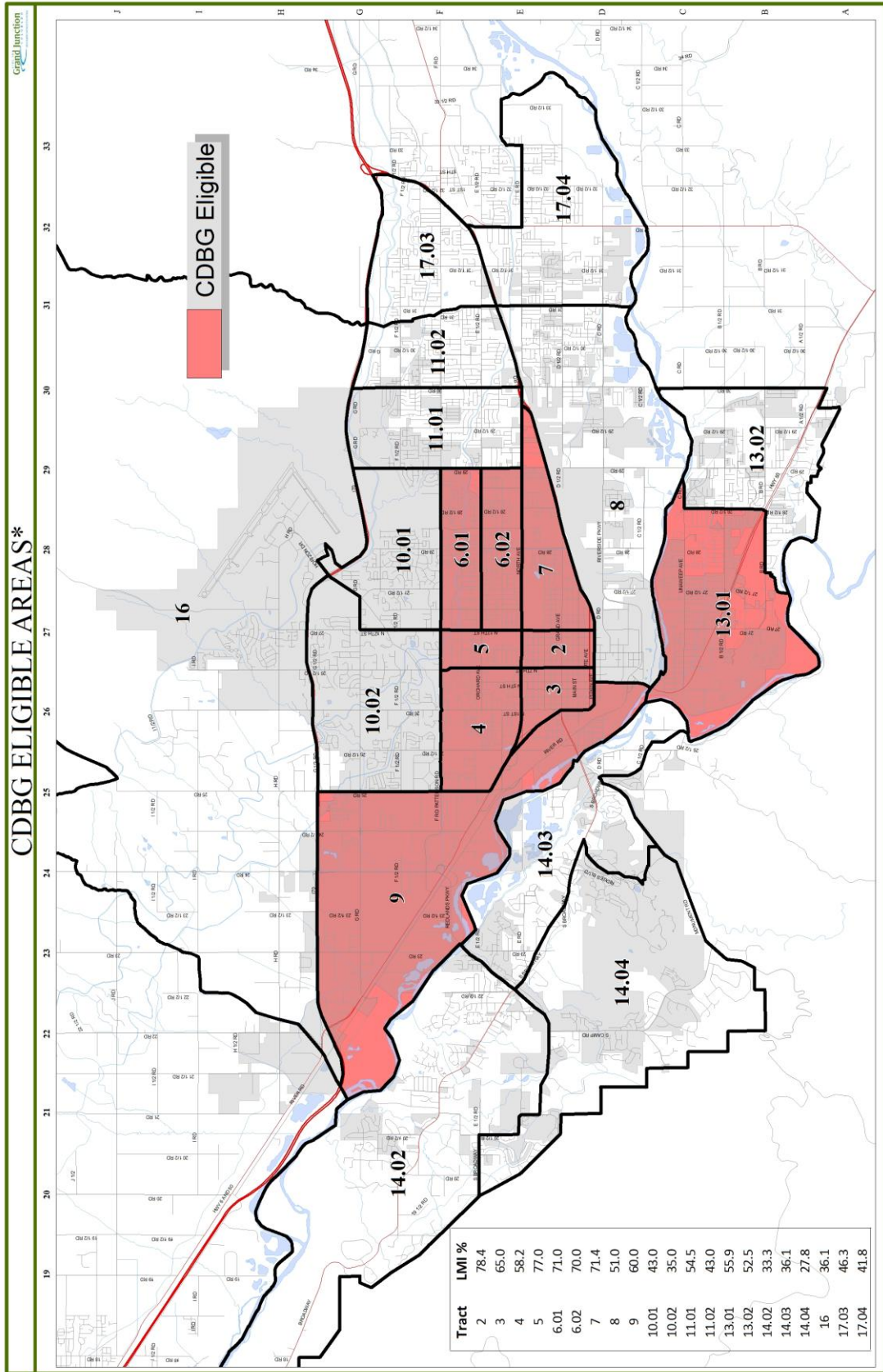
Response: This Consolidated Annual Performance and Evaluation Report (CAPER) for the 2010 Program Year was made available for public review and comment for a 30-day period as specified in HUD's guidance "Preparing Consolidated Annual Performance and Evaluation Report (CAPER) Submissions". During this review period copies of this report were available for review or to be reproduced at no cost at the Office of the City Clerk, the Office of the City Neighborhood Services Division and the main branch of the Mesa County Public Library and was available on the City's web site. The availability of this report was made known to the public through an advertisement in the *Daily Sentinel* on October 28, 2011 (attached). No citizen comments were received.

2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

Response: Expenditure of CDBG funds is directed to areas of low and moderate income concentrations, such as the Orchard Mesa, Riverside, El Poso, Downtown, and Central Grand Junction neighborhoods. These correspond to the red areas shown on the CDBG Low to Moderate Income Map on the following page. In addition, CDBG funding must meet national objective requirements of serving low and moderate income persons or clientele of presumed benefit.

At any time throughout the Program Year, citizens may access the HUD website to view reports that give a snapshot of the City's program progress with regards to commitment of funds and unexpended funds. The reports also provide the public with information about the spectrum of funding available to grantees from the City's CDBG Program for affordable housing and community development activities. The link to the HUD web site for the

reports is: www.hud.gov/offices/cpd/about/fundingmatrix/index.cfm. The City will include this link on its web page to make it more accessible to the public.



Project 2010-02 St. Mary's Hospital Foundation Gray Gourmet Program

- Total CDBG Funds Allocated: \$20,500
- Total Funds Expended in Program Year 2009 \$20,500
- Location – Citywide, presumed benefit clientele within City limits

Project 2010-03 St. Mary's Hospital Foster Grandparent Program

- Total CDBG Funds Allocated: \$12,000
- Total Funds Expended in Program Year 2010 \$12,000
- Location – Citywide, presumed benefit clientele within City limits

Project 2010-04 Partners Western CO Conservation Corps Vehicle Purchase

- Total CDBG Funds Allocated: \$17,000
- Total Funds Expended in Program Year 2010 \$17,000

Project 2010-05 Counseling and Education Center

- Total CDBG Funds Allocated: \$6,682
- Total Funds Expended in Program Year 2010 \$6,682
- Location – Citywide, low moderate income clientele within City limits

Project 2010-06 Hawthorne Park Restroom/Shelter Replacement

- Total CDBG Funds Allocated: \$143,000
- Total Funds Expended in Program Year 2010 \$143,000
- Location – 400 Block Gunnison Avenue, adjacent neighborhood Census Tract 3, greater than 51% low moderate income households

Project 2010-07 HomewardBound Homeless Shelter Repairs and Improvement

- Total CDBG Funds Allocated: \$6,000
- Total Funds Expended in Program Year 2010 \$6,000
- Location – 2818-1/2 North Avenue, presumed benefit clientele (homeless) within City limits, adjacent neighborhood Census Tract 6.02, greater than 51% low moderate income households

Project 2010-08 Center for Independence Energy Improvements Main Program Office

- Total CDBG Funds Allocated: \$33,625
- Total Funds Expended in Program Year 2010 \$33,625
- Location – 740 Gunnison Avenue, presumed benefit clientele (disabled) within City limits, adjacent neighborhood, Census Tract 2, greater than 51% low moderate income households

Project 2010-09 Grand Valley Catholic Outreach (GVCO) Soup Kitchen Remodel

- Total CDBG Funds Allocated: \$88,725
- Total Funds Expended in Program Year 2009 \$88,725
- Location – 245 South 1st Street, low moderate income clientele within City limits, adjacent Census Tract 9, greater than 51% low moderate income households

Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Response: The City of Grand Junction Neighborhood Services Division serves as the primary administrative agency for the City's CDBG Program. As part of this responsibility, the Division consistently reviews the performance of subrecipients and monitors the overall program delivery structure to ensure coordination and compliance.

During the 2010 Program Year, the Division continued to administer the CDBG Program by following the City's Citizen Participation Plan and by following the federal regulations that govern the program. In this role, the City disbursed the 2010 CDBG funds when requested, reviewed their effective use and compliance with federal regulations, entered required information in the Integrated Disbursement and Information System (IDIS) and submitted required reports to HUD including this Consolidated Action Evaluation Report (CAPER). In addition, the City developed, completed and adopted a new Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice study during the 2010 Program Year.

Monitoring

1. Describe how and the frequency with which you monitored your activities.

Response: The City of Grand Junction uses adequate and timely techniques to ensure the community development projects are compliant with CDBG requirements. This includes continued monitoring of sub-recipients for program objectives and performance outcomes and compliance with federal regulations, such as environmental assessments and federal labor standards as applicable. The City uses telephone, email, mail and site visits to ensure program compliance. During the 2010 Program Year, City staff communicated with subrecipients at least monthly, and sometimes daily or weekly, as projects evolved, got underway and were completed. Monitoring/contact logs are maintained in each CDBG project file.

2. Describe the results of your monitoring including any improvements.

Response: During the 2010 Program Year, the consistent monitoring resulted in timely completion of all projects in order to meet deadlines. All 2010 Program Year funds were expended during the 2010 Program Year (September – August). Timely response to the subrecipients' needs was required in order to ensure the projects were successfully completed. Inasmuch as possible, the City increased its on-site monitoring visits and other monitoring during the 2010 Program Year and maintained a project monitoring/contact log in each project file.

3. Self Evaluation

- a. Describe the effect programs have in solving neighborhood and community problems.

Response: CDBG Program funding continues to play a vital role in ensuring the sustainability and operation of numerous programs and activities that have had a beneficial impact on Grand Junction's neighborhoods and community problems. In the

2010 Program Year, CDBG funding has provided for neighborhood parks improvements, community facility improvements for homeless and disabled persons and helped provide improved services to low and moderate income families, youth and elderly populations of the community.

In past years, CDBG has been used to revitalize historic structures, assisted with construction of new affordable housing units and purchased property and equipment for homeless facilities and programs. CDBG funding has also provided program assistance for senior volunteer activities, housing, equipment and services for disabled persons, at-risk youth programs and activities and counseling services for low/moderate income persons. All of these projects have enhanced the quality of life in many areas of the community.

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.

Response: The City of Grand Junction CDBG Program uses a performance measurement system taken from the 2006 Five-Year 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 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.

Within the 2010 Program Year, progress was made in meeting the following 2006 Five-Year Consolidated Plan Objectives and Strategies as illustrated on the table that appears on page 6 of the Executive Summary portion of this report.

- Administer CDBG Program
- Improve City Parks and Facilities and Other Public Facilities
- Support Programs for Special Needs Populations
- Support Programs Helping Elderly Persons
- Provide/Improve Shelter for Homeless Persons
- Increase Access to Employment

- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.

Response: Refer to the specific discussion of housing accomplishments in the Housing section of this report, beginning on page 24. By providing the additional housing discussed, low/moderate income persons can begin to or further improve their economic status.

- d. Indicate any activities falling behind schedule.

Response: No report – all 2010 activities have been completed and all funds expended.

- e. Describe how activities and strategies made an impact on identified needs.

Response: CDBG funding, while limited, continues to play a vital role in ensuring the sustainability and operation of numerous programs and activities that have had a beneficial impact on Grand Junction’s neighborhoods and social issues. CDBG funding has improved public infrastructure and community facilities in low-income neighborhoods, been utilized towards providing new affordable housing, and been vital to providing services for Grand Junction’s most vulnerable populations including food, homeless shelter services, and programs for at-risk youth and seniors. Many of these programs and projects would not be possible or additional funding could not be leveraged without the assistance of CDBG funds.

The specific activities undertaken during the 2010 Program Year that address the needs identified as “medium” or “high” priorities in the 2006 Five-Year Consolidated Plan are outlined below. Some activities address multiple higher priority needs and some are ongoing.

Public Facilities/Non-Housing Community Infrastructure

- Project 2010-06 Hawthorne Park Restroom/Shelter Replacement
- Project 2010-07 Homeless Shelter Repairs and Improvements
- Project 2010-08 Center for Independence Energy Improvements Remodel
- Project 2010-09 Grand Valley Catholic Outreach Soup Kitchen Remodel
- City of Grand Junction 2010 Capital Improvements
 - Reconstructed 3 Blocks of Main Street Downtown
 - Constructed Compressed Natural Gas Fueling Station
 - Began Construction of a New Police and 911 Building
 - Began Renovation of the Public Stadium Complex
 - Continued Construction on the 29 Road Overpass

Non-Homeless Special Needs/Public Services

- Project 2010-02 Gray Gourmet Program
- Project 2010-03 Foster Grandparent Program
- Project 2010-04 Partners Western Colorado Conservation Corps Vehicle Purchase
- Project 2010-05 Counseling and Education Center
- Accomplishments of these and other agencies as described in the Non-Homeless Special Needs section of this report

Priority Homeless Needs

- 2010 Accomplishments of Grand Valley Catholic Outreach , the Homeless Shelter and Beyond Charity described in the Homeless section of this report

Economic Development

- 2010 Accomplishments of the Grand Junction Economic Partnership listed on page 12 of this report

- f. Identify indicators that would best describe the results.

Response: The indicators that best describe the results of the City of Grand Junction 2010 CDBG Program are the performance data for each of the projects completed in 2010 as reported in the Integrated Disbursement and Information System (IDIS).

- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.

Response: Unfortunately the CDBG funding is limited and Grand Junction's annual allotment is steadily decreasing, while the needs of a growing and maturing community are steadily increasing. In this fiscal environment, it is nearly impossible to completely "solve" many of the problems that plague low- and moderate-income persons and neighborhoods. While the lives of many individuals and several neighborhoods have been improved, the growing population of Grand Junction and the surrounding areas and the present economic situation of high unemployment and recent record numbers of home foreclosure, ensure ongoing economic and social challenges. As housing and infrastructure are improved in one area, benefiting many area residents, job loss and home foreclosure have forced others to move to other housing or neighborhoods with similar challenges to solve.

- h. Identify whether major goals are on target and discuss reasons for those that are not on target.

Response: Inasmuch as possible given the limitations described in item g. above, progress on major goals of the City of Grand Junction identified in the 2006 Five-Year Consolidated Plan is on target. With or without the use of CDBG funds, the community as a whole continues to make some progress each year in most areas.

- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Response: The City of Grand Junction awards CDBG funds annually through an open proposal process. City Neighborhood Services Division staff provide technical assistance to an advisory sub-committee of City Council that recommends to full Council which activities should receive funding each year. City Council makes the final award decision. The technical assistance includes information about accomplishments, timeliness, compliance, funds leveraged and effectiveness of the applicant agencies in their current and past activities.

The availability of CDBG funds has decreased over the past decades, making it difficult for both the City and its subrecipients to aggressively respond to underserved needs. At the same time, competition for federal funding has grown as agencies seek to replace funding from other sources no longer available. Despite the increase in competition for funds, the City has consistently continued funding the same number of agencies in the past several program years, some with smaller award amounts. In order to effectively respond to the needs of its residents, the City strives to fund programs that have demonstrated the capacity to serve the needs of its clients while complying with both financial and programmatic requirements.

Lead-based Paint

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Response: Not applicable - the projects undertaken in the 2010 Program Year did not require the need to examine lead-based paint hazards.

HOUSING

Housing Needs

*Please also refer to the attached Housing Needs Table.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Response: During previous years as an entitlement community, the City of Grand Junction has supported affordable housing efforts with CDBG funds. In the 2006 Program Year, 80 percent of the 2006 CDBG funds were committed to and a large portion of the 2005 CDBG funds were reallocated for affordable housing efforts. Thus, as the housing projects that were funded in the prior 2 years were being started in 2007, the City did not fund any housing projects in 2008 with CDBG dollars. Instead, use of the City's CDBG funds focused on other community development and services projects. In 2009, the City did provide funding towards the Walnut Park project that completed 12 additional accessible units for seniors during the 2010 Program Year. Since that project was still underway, there were no housing projects funded with 2010 Program Year CDBG funds.

Also recently, the City did coordinate, applied for funding and participated in the preparation of a housing strategy for the City of Grand Junction, Mesa County and other communities within the Grand Valley. The study was completed in 2009. The purpose of the study was to supplement work prepared in the context of the *City of Grand Junction Comprehensive Plan Update, Strategic Downtown Master Plan, and the CHFA Market Overview*. The Housing Strategy provides a detailed understanding of 1) demographic and psychographic conditions which will impact demand for specific housing product types and supporting land uses; 2) the political climate (including attitudes) which could influence the applicability of policy and regulating recommendations; and 3) market factors which present both opportunities and barriers to the delivery of products to the market.

Specific Housing Objectives

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

Response: The City of Grand Junction did not expend 2010 CDBG funds for affordable housing but has supported the other agencies and providers that do specialize in housing. The accomplishments of these agencies are outlined below. In addition a private developer

started a new apartment complex project during the 2010 program year that, upon completion will add 48 new units to the attainable housing stock in Grand Junction.

Grand Junction Housing Authority

- Housing Choice Voucher Program
 - Received HUD High Performer designation for 10th consecutive year
 - Housed 1,222 families including 1,355 children, 216 elderly and 527 disabled

- Next Step
 - Currently housing 35 families and 91 children
 - Improved children's grades, attendance and standardized test scores, by stabilizing the family through housing and case management
 - Secured a new two-year grant from the State of Colorado Division of Housing

- Family Unification Program
 - Courtyard Apartments – Housed 18 homeless families including 26 children, with 70% retaining their home for at least one year
 - Housed 163 previously homeless families with 390 children
 - Successfully reduced evictions by 50% from previous year
 - Application for 100 additional vouchers pending

- Veterans Affairs Supportive Housing (VASH)
 - In partnership with the local VA Medical Center, housed 46 homeless veterans and their families, including 15 children

- Family Self Sufficiency
 - Assisted 35 families
 - Two families graduated FSS last year with an average escrow earned of \$3,550

- Calling Mesa County Home
 - Provided foreclosure/default counseling to 124 families. 98% avoided foreclosure
 - Provided pre-purchase education to 58 families
 - Provided Home Equity Conversion Mortgage Counseling to 53 seniors
 - 6 low- to moderate-income employees of participating employers received down payment assistance and homebuyer education to purchase their first home
 - Secured HUD Housing Counseling Grant

- Properties (Walnut Park, Ratekin Towers, Crystal Brook, Linden Pointe, Arbor Vista, Lincoln and Bookcliff Squire)
 - Completed construction on 12 new ADA accessible senior apartments at the existing Walnut Park Apartments complex
 - Combined occupancy rate in all properties of 98%
 - Housed 522 households including 249 children, 160 elderly and 217 disabled

Housing Resources of Western Colorado (HRWC)

- The weatherization program of Housing Resources of Western Colorado served 266 households in Mesa County plus 243 more households in other western slope communities providing insulation, weatherstripping, additional glass glazing, energy efficient lighting, energy efficient furnaces and refrigerators. HRWC has been administering the Weatherization program to the western slope for over 30 years. The demographic makeup of the households served in Mesa County is as follows: 208 seniors, 130 with disabilities, 6 Native Americans, 153 children, 680 other, with a total population served of 1,177 people, having an average household annual income of \$16,832. The Weatherization program receives federal, state, county, and corporate funding.
- The U.S.D.A. Rural Development Self Help Program managed by HRWC, with sweat equity from low and moderate income families, built 9 homes during the past year in Mesa County. The homes have three bedrooms two bathrooms, attached insulated two car garages and are energy star certified. All “Self Help” families receive housing counseling services, providing them essential skills in financial management in order to maximize home retention as well as home maintenance skills.
- HRWC provided HUD-certified housing counseling to families and individuals on the Western Slope. The program provided 1:1 pre-purchase counseling, Homebuyer Education Seminars, down payment assistance, and credit counseling. In the past year, the Housing Counseling program of HRWC served 102 people.
- Housing Resources of Western Colorado continues to own and manage 176 affordable rental units in multifamily apartments and 8 single family units.
- Housing Resources of Western Colorado continues to manage a low to moderate income Home Rehabilitation program for residents of Mesa County, with funding from the Colorado Division of Housing. Examples of rehabilitation include: new roofs, substantial structural improvements, heating systems, new windows and insulation, as well as new plumbing and electrical systems. Four rehabs were completed in the past year.

Habitat for Humanity

- Since its inception in 1991, Habitat for Humanity of Mesa County has constructed and/or rehabbed 54 homes for 118 adults and 71 children
- Habitat has completed the Camelot Gardens II and the John H. Hoffman subdivision in the City of Grand Junction
 - Single family homes on all 10 lots in the Camelot Gardens II subdivision have been completed
 - Three homes have been completed in the Hoffman subdivision and four more homes are under construction. Upon completion, the subdivision will have 52 homes
- The Habitat for Humanity Home Supply Center/ReStore celebrated its 8th year in business
- Annual Volunteer Service Breakdown:
 - Construction Site – 421 per year/6,376 donated hours
 - Store – 1,481 per year/17,379 donated hours
 - Other – 90 per year/350 donated hours

2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.

Response: Not applicable – the City of Grand Junction did not expend CDBG funds for Section 215 housing in the 2010 Program Year.

3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Response: The City of Grand Junction allocated \$33,625 2010 CDBG funds towards improvement of the main program office of the Center for Independence (CFI). While not directly a housing project, CFI does provide advocacy services for disabled persons for housing, employment, transportation and other areas. Improvement of its main program office will allow CFI to better serve its clients. Other agencies provided more direct housing services for these needs and the efforts are described in the Housing and Homeless sections of this report.

Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Response: The City of Grand Junction has no public housing but recently participated in the *Grand Valley Housing Strategy* study. The *Housing Strategy* includes a thorough assessment of local market conditions, a detailed forecast of current and future demand across the spectrum of housing needs and a detailed roadmap for collaborative efforts to address the market needs.

In addition, the City allocated \$100,000 of 2009 CDBG funds towards the construction of 12 new accessible senior units at the existing Walnut Park Apartments complex. Construction of the new units was completed during the 2010 Program Year.

Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Response: Actions that were taken during the 2010 Program Year that help remove barriers to affordable housing are some of the same actions taken regarding the impediments to fair housing choice – refer to discussion starting on page 9 of this report.

HOME/ American Dream Down Payment Initiative (ADDI)

Not Applicable – the City of Grand Junction is not eligible to receive HOME funds.

HOMELESS

Homeless Needs

*Please also refer to the attached Housing and Community Development Activities Needs Table.

1. Identify actions taken to address needs of homeless persons.

Response: As previously discussed, the City of Grand Junction funded two projects with 2010 CDBG funds. The first was for the homeless shelter in which funds were used to make health and safety improvements including replacement of fire sprinkler system gauges, professional cleaning of the HVAC system and purchase of a new walk-in cooler for the kitchen. The second 2010 project was replacement of the roof at the Grand Valley Catholic Outreach main program office/soup kitchen. Both projects were completed and all funds expended in the 2010 Program Year. In addition, the City continued to support these and other agencies and providers that specialize in services for the homeless. The accomplishments of these agencies are outlined below.

Grand Valley Catholic Outreach (GVCO)

- GVCO operates two houses capable of housing up to four homeless families on an emergency short-term basis – 48 homeless individuals in emergency housing (families with children)
- Serve low-income individuals with financial aid to prevent evictions and foreclosure. 660 evictions were prevented
- Served low-income individuals to prevent shut off of utilities - 650 households received utility assistance with an average payment of \$384.00
- GVCO operates a Day Center where homeless individuals can do laundry, take showers, store belongings, receive mail etc. An average of 100 people a day was served. Total services = 49,099
- Supported 30 individuals in transitional housing
- GVCO publishes Almost Home – a weekly listing of affordable housing in the area. This guide is distributed in offices and public agencies throughout Grand Junction as well as being posted on the GVCO website catholicoutreach.org. Distribution count – 45,152.
- GVCO housed 22 individuals who were chronically homeless and suffer with mental or physical disabilities in permanent housing units
- Total meals prepared and served at Soup Kitchen - 77,831
- Medical services offered (physician care/prescriptions)- 870
- Households provided emergency food 1,418
- Children given new, hard covered books 1,271
- Assisted 183 individuals with obtaining ID and birth certificate documentation

Homeward Bound of the Grand Valley Homeless Shelter

- The Homeless Shelter has steadily increased services over the years as demand has increased. Within the past few years, the shelter has provided the following number of bednights:
 - 2007/8 – Served a total of 1,262 persons, 117 were children
 - 2008/9 – Served 1,128 unduplicated persons, including 78 families
 - 2009/10 – Served 1,184 unduplicated persons, including 162 children

2010/11 – Served 1,002 unduplicated persons, including 69 families with the ethnic breakdown below:

- 79% White
 - 13% Hispanic
 - 8% All Other Race/Ethnicity
- The breakdown of special needs populations served by the shelter is as follows
 - 30% Chronically Homeless
 - 16% Severely Mentally Ill
 - 16% Chronic Substance Abuse
 - 14% Veterans
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Response: The City of Grand Junction did not utilize 2010 CDBG funds to help the homeless make the transition to permanent housing and independent living. However, the City does support efforts of other agencies and providers that do specialize in services for the homeless. The accomplishments of these agencies are outlined in Section 1 above. In addition, known as St. Martin's Place, Grand Valley Catholic Outreach is presently constructing 16 additional units for homeless veterans making the transition to permanent housing. The project was assisted with City general funds as well as an award of 2011 Program Year CDBG funds and will be completed during the 2011 Program Year.

3. Identify new Federal resources obtained from Homeless SuperNOFA.

Response: Not applicable – the City of Grand Junction did not utilize Homeless SuperNOFA funds during the 2010 Program Year.

Specific Homeless Prevention Elements

1. Identify actions taken to prevent homelessness.

Response: The City of Grand Junction is supportive of the community's homeless providers. The Colorado Coalition for the Homeless is responsible for the Balance of State Continuum of Care for the Grand Junction community. The most recent listing of projects (2009) for the Balance of State Continuum of Care includes local activities for a Mesa County Transitional Housing Program and both Permanent and Transitional Housing projects with Grand Valley Catholic Outreach. As these projects are completed, they will be reported through the HMIS system by the Colorado Coalition for the Homeless as part of the 10-year plan to end chronic homelessness. Since City general and CDBG funds have been earmarked for the permanent housing project (St. Martin's Place) its completion will be tracked through the City's subsequent CDBG reporting including in IDIS and this and future CAPER documents. Obstacles include limited CDBG funding that can help fund these and other needed projects that help the homeless population in Grand Junction.

During the 2010 Program Year, the City continued to support the various homeless service providers with letters of support and letters of consistency with the Five-Year Consolidated Plan as they compete for and request outside funding including other federal and state grants for homeless activities including prevention.

Also during the 2010 Program Year, a local organization, Beyond Charity, began developing a ten-year plan to end homelessness. As results and actions are taken with the Plan, they will be reported in the City's subsequent *Annual Action Plan* and *CAPER* documents.

Emergency Shelter Grants (ESG)

Response: Not applicable – the City of Grand Junction does not utilize ESG funds.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the attached Housing and Community Development Activities Table.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
 - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.

Response: For the 2010 Program Year, the following priorities, needs, goals and specific objectives have been addressed as further discussed in previous sections of this report:

- Create a Suitable Living Environment
- Provide Decent Affordable Housing
- Create Economic Opportunities

Specific 2010 CDBG projects that furthered these goals and were pertinent to Community Development are listed below and were previously described in detail.

- Project 2010-04 Partners Western Colorado Conservation Corps Vehicle Purchase
- Project 2010-06 Hawthorne Park Restroom/Shelter Replacement
- Project 2010-07 HomewardBound Homeless Shelter Remodel
- Project 2010-08 Center for Independence Remodel
- Project 2010-09 Grand Valley Catholic Outreach Soup Kitchen Remodel

In addition to these projects, the City accomplished, among others, the following Community Development projects through its Capital Improvements Program (CIP) in the 2010 Program Year.

- Reconstructed 3 blocks of Main Street downtown
- Constructed Compressed Natural Gas (CNG) fueling station
- Continued construction on the 29 road overpass
- Began construction of a new police and 911 building
- Constructed new bus stop pullouts on major public transit routes

- Rehabilitation of sanitary sewer lines on major corridor of Patterson Road
- City-wide sewer line replacements
- Ongoing contract street maintenance
- Expanded sewer plant
- Began renovation of public stadium complex
- Constructed new combined shelter/restroom at neighborhood Hawthorne Park

- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Response: As previously discussed, the City funded the Walnut Park Apartments project that completed 12 additional affordable units for seniors and disabled persons during the 2010 Program Year. In addition, other housing agencies made progress in this area as previously discussed in the Housing section of this report.

- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Response: With the exception of CDBG funds allocated for program administration, all of the 2010 Program Year projects benefited low and moderate income persons.

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Response: Not applicable – the City of Grand Junction did not make any changes in program objectives during the 2010 Program Year.

3. Assessment of Efforts in Carrying Out Planned Actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Response: In addition to the CDBG funds discussed in this report, during the 2010 Program Year resources were obtained from a variety of other public and private sources to address priority needs identified in the 2006 Five-Year Consolidated Plan. Sources of additional funding included:

- City of Grand Junction General Fund
- State of Colorado
- American Recovery and Reinvestment (ARRA) Funds
- Operating budgets of subrecipient organizations
- Various private foundations, corporations and individuals

- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Response: The City of Grand Junction maintains a public request for applications process to identify activities that will be funded each program year. This process is open to all who wish to submit applications and project selections are made on the basis of the recommendations of Neighborhood Services and other City staff and a City Council

sub-committee. Neighborhood Services staff provides technical assistance to all applicants who request it. This technical assistance includes advice on how to formulate a proposed activity that will be eligible under the applicable program regulations and consistent with the City of Grand Junction's Consolidated Plan. As a result, nearly all projects that are proposed are found to be consistent with the Consolidated Plan. Applicants seeking certification that their activities are consistent with the Consolidated Plan are not discriminated against on any basis and certification is provided in a fair and impartial manner.

- c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Response: The City of Grand Junction maintains an open and highly transparent process for administering the CDBG program/Consolidated Plan. The City of Grand Junction does not hinder the implementation of the Consolidated Plan through any action or willful inaction. As this report and those submitted in prior program years illustrate, Grand Junction has made consistent and significant progress toward meeting published accomplishment goals and objectives.

4. For Funds Not Used for National Objectives
 - a. Indicate how use of CDBG funds did not meet national objectives.
 - b. Indicate how did not comply with overall benefit certification.

Response: Not applicable – the City of Grand Junction did not utilize any CDBG funds that did not meet national objectives during the 2010 Program Year.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
 - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
 - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
 - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

Response: Not applicable – the City of Grand Junction did not undertake any activities that involved displacement or relocation during the 2010 Program Year.

6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
 - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
 - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

Response: Not applicable – the City of Grand Junction did not participate in any activities that impacted low/mod job development during the 2010 Program Year. However, the 2010 CDBG project by Partners Western Colorado Conservation Corps was to purchase a vehicle that improves access to employment for teens and young adults as previously described.

7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.
 - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

Response: Not applicable – the City of Grand Junction did not participate in any activities that did not fall within one of the categories of presumed limited clientele and/or low and moderate income benefit during the 2010 Program Year.

8. Program income received
 - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
 - b. Detail the amount repaid on each float-funded activity.
 - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
 - d. Detail the amount of income received from the sale of property by parcel.

Response: Not applicable – the City of Grand Junction did not have any program income during the 2010 Program Year.

9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
 - a. The activity name and number as shown in IDIS;
 - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
 - c. The amount returned to line-of-credit or program account; and
 - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.

Response: Not applicable – the City of Grand Junction did not have any reimbursements for expenditures that were disallowed during the 2010 Program Year.

10. Loans and other receivables
 - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.

- b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
- c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

Response: Not applicable – the City of Grand Junction did not have any loans or other receivables during the 2010 Program Year.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

Response: Not applicable – the City of Grand Junction did not have any lump sum agreements during the 2010 Program Year.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

Response: Not applicable – the City of Grand Junction did not participate in any housing rehabilitation activities during the 2010 Program Year.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Response: Not applicable – the City of Grand Junction does not have any HUD-approved neighborhood revitalization strategies.

Antipoverty Strategy

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Response: During the 2010 Program Year the City of Grand Junction participated in the following actions to reduce the number of poverty level families:

- Funded the purchase of a van by the Western Colorado Conservation Corps to improve access to employment for at-risk teens and young adults
- Supported efforts of existing partnerships such as the Benevolent Community Partnership, the Homeless Coalition and Beyond Charity
- Participated in the Regional Transportation Planning Organization committee, working with Grand Valley Transit to extend hours of operation for the public transit system
- Supported development of new multifamily affordable housing project by private developers that is in close proximity to the North Avenue center of high employment
- Supported efforts of the Mesa County Workforce Center for training programs and linking persons with potential employers

NON-HOMELESS SPECIAL NEEDS

Non-Homeless Special Needs

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Response: No CDBG 2010 Program Year funds were specifically allocated to housing non-homeless special needs persons. However, the City did provide CDBG funding in the 2010 Program Year to the Center for Independence that helps support and advocate for disabled persons in the community. The City of Grand Junction is supportive of human service agencies that supply services to this population and will support them by providing letters of support and consistency with the Consolidated Plan when they apply for outside funding, including other HUD grants.

The primary agency serving the HIV/AIDS population is the Western Colorado AIDS Project (WestCAP). The specific accomplishments of this agency in recent years and in the 2010 Program Year are listed below.

- In 2007 to the present, WestCAP was able to provide additional temporary assistance for rent and/or utilities to approximately 25 people through other grants, including new Ryan White housing funds
- Secured additional funding from Colorado HIV and AIDS Prevention Program (CHAPP) and the Colorado Trust and developed relationships with new funders to diversity agency funding stream
- Continued the Ryan White Title III grant program for HIV specialty medical care on the western slope. Opened a third specialty care site on the western slope.
- Secured funding in a joint effort with the specialty care clinic to bring rapid HIV testing to a few clinics/providers on the western slope.
- Implemented Hepatitis C testing

- Began 2009/2010 with 182 active clients and by the end of the 2010 fiscal year activity increased 12.6% to 205 unduplicated clients
- Annually serve approximately 35 individuals for housing assistance through HOPWA and other housing assistance
- Annually assist approximately 45 unduplicated clients with temporary housing including rent and/or deposit to prevent homelessness using HOPWA and other funding sources.
- WestCAP has 7 clients on the long term housing program (HOPWA) and currently has a wait list of 10 persons seeking housing assistance
- Annually provide prevention education including HIV and Hepatitis C testing and risk reduction messages reached over 3,000 individuals across the Western Slope of Colorado.

Specific HOPWA Objectives

Response: Not applicable - the City of Grand Junction does not utilize HOPWA funds.

PUBLIC SERVICES

CUMULATIVE COMMUNITY ACCOMPLISHMENTS 2006-2010

During the past few years, a period covered by the City's 2006 Five-Year Consolidated Plan, much has been accomplished in providing services and opportunities for the low and moderate income citizens of Grand Junction. The City consistently gathers information from numerous agencies and organizations in the Grand Junction area to monitor cumulative community accomplishments. The specific programs and projects of the agencies and organization are detailed in the 2006 Five-Year Consolidated Plan and updated information for the 2010 CDBG Program Year for some of the major agencies and organizations is included below.

Mesa Developmental Services (MDS)

- MDS continues to weather budget cuts and maintain high quality services. Budget cuts have necessitated some layoffs and downsizing in non-direct care provider jobs, which has created extra work for almost all administrative and support services staff
- However, MDS service delivery has grown substantially with the addition of three medical group homes serving 24 new people and growth in other service areas for a total of approximately 35 new adults in services and 57 new positions, mostly skilled nursing, primarily to staff the three new group homes.
- MDS implemented a consumer tracking software called THERAP that has created greater operational efficiencies, better communication and paperless record keeping. This system is now also accessible to families and guardians so that they may track the daily status and medical/medication intervention of their loved one and better communicate with staff.
- MDS experienced an increase in children served in its infant and Toddler Early Intervention Program over our record 187 in fiscal year 2008/2009. In 2009/2010, 205 children were provided services for a 7% increase.
- Added seven new host homes.
- MDS assisted 102 individuals gain and maintain employment, for less system reliance and greater self sufficiency.

Mesa County Valley School District 51

- The Resources, Education and Advocacy for Children Who are Homeless program (REACH) is now a nationally recognized model, addressing the federal requirements of no child left behind.
- Served 504 students and their families the 2009/2010 school year and 600 in the 2010/2011 school year including students at all 44 school sites. The program stabilizes school lives by providing assistance, transportation, tutoring and other needs and by partnering with human service agencies, businesses, and individuals who provide goods, services and monetary support
- Partnered with the Grand Junction Housing Authority and the Workforce Center to secure a grant through the Division of Housing to house 35 families with school-aged children identified as homeless under SD 51 program
- Serve over 100 high school aged homeless students through the REACH program alone, 50 of whom were not in the custody of a parent or guardian and have no place to sleep
- With ARRA funding and McKinney-Vento, have added an after school on-site tutoring program at some of the most highly impacted elementary, middle and high schools.
- Added outreach/intervention program to assist homeless high school seniors with seeking higher education after completion of high school

Mesa Youth Services (Partners)

- Continued with Minors in Possession (MIP) and Victim Empathy courses
- Concluded Strategic Plan, meeting all goals and objectives in the three-year period
- Youth referrals from courts and schools have increased by 50%. In 2010, 1,070 juvenile offenders completed 25, 496 hours of community service work.
- In 2010, 217 youth received Victim, Empathy, Minor in Possession and Life Skills educational services
- Western Colorado Conservation Corps has increased the number of youth and young adults served to a total of 165 in 2010. The youth provide over 33,000 hours of field work and receive 7,000 hours of environmental, life skills, career and academic training. 50 Corps members earned \$58,000 in AmeriCorps awards for higher education tuition.
- Purchased property for new location for Conservation Corps operations
- In 2010, the One-to-One Mentoring Program matched 40 youth with Partners making a total of 122 active partnerships.
- 1,045 juvenile offender supervised by the Restitution/Community Service Work Program with \$92,400 paid to victims and 22,600 hours of community service work completed.
- 54 minority youth/families received advocacy services
- Currently, the Club Mid After School Program supervises 154 students in four middle schools

Hilltop Community Resources, Inc. (Hilltop)

- Latimer House and Tri-County Resource Center provided Shelter for 451 women and children and answered 3,472 crisis line calls
- B4 Babies and Beyond, in collaboration with Rocky Mountain Health Plans and St. Mary's Hospital, provided pre-natal care, parenting classes and health insurance to 1,014 pregnant women and 1,746 children

- 240 children, many of had special needs, received quality child care at the Kiddin' Around Learning Center
- Hilltop adopted a business goal of sustainable buildings and programs, undertaking an aggressive campaign to build green and to operate its business in the greenest way
- Youth programs including Tandem Facilities, Opportunity Center School Program, Residential Youth Services, the Robert A. Brown Center, Hilltop's Experiential Learning Project (H.E.L.P.) and Get Real provided education and support to 1,165 young people
- 119 brain-injured persons were provided housing at the Life Adjustment campus
- 361 families received in-home parenting lessons, peer group support and community resources and referrals through Hilltop's Family First program
- The Mesa County Workforce Center provided assistance to 135 persons per day to help them find and retain employment in the community
- Provide day care for 30 seniors through the Senior Daybreak program

St. Mary's Health Facilities

- Capital Expenditure in 2009 was \$99 million
- January 2010 opened 12-story Century Tower that included new and expanded space for administration and services
- Community Benefit: Traditional Charitable Care (charges) free or discounted health services provided to persons who cannot afford to pay:
 - 2006 - \$33.2 million
 - 2007 - \$32.4 million
 - 2008 - \$33.7 million
 - 2009 - \$41.3 million
 - 2010 - \$40.1 million

Colorado West Regional Mental Health Center

- Reorganized so that the psychiatric hospital is no longer a division of Colorado West but is now its own 501 (c) 3 as Colorado West Psychiatric Hospital, Inc. with activities focused on access and engagement and offers same day walk-in services or services by appointment.
- Hospital has 32 psychiatric beds open and delivers a quality psychiatric hospital stay – quality outcomes meet or exceed national benchmarks and recidivism rates are well under national standards.
- Access to appointment time has decreased from 18 days to just under 3 days.
- Colorado West also delivers a quality service with client satisfaction surveys averaging 4.3 on a 5 point scale.
- In 2010, Colorado West was a SOAR (SSI/SDI Outreach, Access and Recovery) grant recipient. A national best practice model is being used to identify and target homeless or near homeless persons and streamline the process for those that may be eligible for benefits.

Grand Junction Regional Center

- Provides a number of services including 24-hour supervision, residential services, day programming, habilitation, medical, training and behavioral intervention, plus short-term emergency/crisis support for persons with developmental disabilities with the most intensive needs
- Presently serves 102 clients
- Continue to operate an Intermediate Care Facility which presently has 38 beds
- Manages 10 group homes located throughout the Grand Junction community

The Tree House

- Continued to form partnerships with local organizations to provide proactive programming to address needs of area youth
- Kids Kabana afterschool program served 372 youth in the 2009/2010 year. The program demonstrated 85% behavioral improvement for tested participants in at least 4 out of 5 areas.
- 101 youth participated in the Relational Wellness Education for Teens program , with participants showing an 82% improvement in self esteem, 91% increase in relational health capacity and a 76% increase in life skills effectiveness.
- The Bistro Youth Leadership Program had a total attendance of 842 youth in 2009/2010.

Center for Independence (CFI)

- 2006 – 291 total cases served 230 in Grand Junction only
- 2007 – 260 total cases served; 211 in Mesa County and 49 out of County
- 2008 – 328 total cases served; 281 in Mesa County and 47 out of County
- 2009 – 232 total cases within Grand Junction
- 2010 – 371 total persons served

OTHER NARRATIVE

No other narrative necessary

PR-26 – CDBG FINANCIAL SUMMARY REPORT

Grantee	GRAND JUNCTION, CO
Program Year	2010
PART I: SUMMARY OF CDBG RESOURCES	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	374,550.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	374,550.00
PART II: SUMMARY OF CDBG EXPENDITURES	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	546,091.40
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	546,091.40
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,954.79
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	597,046.19
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(222,496.19)
PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	506,801.16
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	506,801.16
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	92.81%
LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2009 PY: 2010 PY: 2011
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	64,950.97
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	64,950.97
32 ENTITLEMENT GRANT	374,550.00
33 PRIOR YEAR PROGRAM INCOME	0.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	374,550.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	17.34%
PART V: PLANNING AND ADMINISTRATION (PA) CAP	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	50,954.79
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	50,954.79
42 ENTITLEMENT GRANT	374,550.00

**DAILY SENTINEL ADVERTISEMENT FOR PUBLIC COMMENT
OCTOBER 28, 2011**

LEGAL AD

Page 1 of 2

ACCOUNT # 213005

Publish One Time: October 28, 2011
Proof of Publication: Grand Junction Neighborhood Services
250 North 5th Street
Grand Junction, CO 81501
Attention: Kristen Ashbeck

CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) FOR THE CITY OF GRAND JUNCTION 2010 CDBG PROGRAM YEAR

The City of Grand Junction completed its' fifteenth Program Year (2010) as an entitlement city under the federal government's Community Development Block Grant (CDBG) Program on August 31, 2011. The Consolidated Annual Performance and Evaluation Report (CAPER) for the 2010 Program Year is available for public review and comment at the Grand Junction City Clerk's Office located in City Hall at 250 North 5th Street, Grand Junction and the Mesa County Public Library (downtown) at 530 Grand Avenue, Grand Junction. Copies of this report are available at no cost at the Grand Junction Public Works Office also located at City Hall and on the City's website at gjc.org. Public comments regarding this report must be received at the City Clerk's Office no later than 4:30 pm Monday, November 28, 2011. Please contact the Neighborhood Services Office at (970) 244-1491 for further information.

The City's CDBG entitlement for the 2010 Program Year was \$374,550. The City awarded these funds, along with unused funds from previous years to the projects listed below. During the 2010 program year the City has been successful meeting 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 funds were primarily used for public services and community facility and infrastructure needs.

Project 2010-01 Program Administration. The City budgeted \$60,000 of 2010 CDBG funds that were used for program administration and CDBG staff salary, which included in-house completion of the *Analysis of Impediments to Fair Housing Choice* and *Five-Year Consolidated Plan* reports. Project is complete.

Project 2010-02 St. Mary's Hospital Foundation Gray Gourmet Program. The Gray Gourmet program provides hot meals to homebound frail elderly and elderly persons. Funds in the amount of \$20,500 were used towards the purchase of food for the program. Project is complete.

Project 2010-03 St. Mary's Hospital Foundation Foster Grandparent Program. Utilizing senior volunteers, the program places low income senior volunteers in school, day care, Head Start, preschool, and safe house facilities to help children with special needs. Funding in the amount of \$12,000 was used to reimburse the volunteers for gas and mileage to travel to their service sites. Project is complete.

Project 2010-04 Partners Western Colorado Conservation Corps Van Purchase. The Western Colorado Conservation Corps (WCCC) operated under Partners is an employment and educational experience for a diverse population of youth ranging in age from 14 to 25, with nearly 200 local youth and young adults currently served. CDBG funds in the amount of \$17,000 were used to purchase a new 12-passenger van to transport youth from the WCCC program office to and from service projects. Project is complete.

Project 2010-05 Counseling and Education Center. This program provides counseling services for low income citizens. CDBG funds in the amount of \$6,682 were used to help pay for 230 counseling sessions for an estimated 34 more persons. Project is complete.

Project 2010-06 Hawthorne Park Shelter/Restroom Replacement. This project replaced the restroom at the downtown Hawthorne Park with a new combined restroom/shelter facility in the CDBG-eligible Hawthorne Park neighborhood. CDBG funds in the amount of \$143,000 funded the project which was completed in the Spring of 2011.

Project 2010-07 Homeless Shelter Remodel. Homeward Bound operates the Homeless Shelter at 2853 North Avenue. There are urgent and critical capital repairs/improvements needed for the existing building in order to continue operating a safe and healthy shelter. CDBG funds in the amount of \$6,000 were used to: 1) replace sprinkler system gauges; 2) professionally clean the HVAC system; and 3) purchase a new walk-in cooler for the kitchen. Project is complete.

Project 2010-08 Center for Independence (CFI) Remodel. CFI operates programs for disabled persons in our community at its main program office located at 740 Gunnison Avenue. The building was originally constructed as a church in 1940 and is in need of updating. CDBG funds in the amount of \$33,625 were used for energy conservation upgrades including replacement of a failing heating system with more energy efficient units and installation of an outdoor reset on the boiler pipes with insulation. The project was completed in December 2010.

Project 2010-09 Grand Valley Catholic Outreach Soup Kitchen Remodel. GVCO operates the Soup Kitchen located at 245 South 1st Street. The facility annually serves approximately 80,000 persons. The flat roof on the building had been repaired numerous times and had exceeded its serviceable life. In addition, GVCO recently conducted an energy audit of the facility which demonstrated that a more energy-efficient cooling system and additional insulation would benefit the facility. CDBG funds in the amount of \$88,725 were used to replace the roof and add insulation in the roof. Project is complete.