

# U. S. Department of Housing and Urban Development



Community Planning and Development

Region VIII, Denver  
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January 10, 2024

Tamra Allen, Director  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, CO 81501

**SUBJECT: Program Year 2022 Annual Community Assessment**  
Community Development Block Grant (CDBG)  
Program Year: September 1, 2022 through August 31, 2023

Dear Ms. Allen:

The U.S. Department of Housing and Urban Development (HUD), Region VIII, Office of Community Planning and Development (CPD) assesses the performance of its grant recipients on an annual basis. This assessment is based on the Consolidated Annual Performance and Evaluation Report (CAPER) submitted by you as a grant recipient, as well as information collected from other financial and performance reports, correspondence, and monitoring reports. This letter conveys the results of our evaluation for the 2022 program year.

Based on this analysis, we have determined that City of Grand Junction has the continuing capacity to administer its CPD-funded programs. The activities undertaken are consistent with your HUD-approved Consolidated Plan, and the City continues to make progress in meeting its housing and community development goals. HUD also recognizes areas where the city has room for improvement. These areas include:

- **Goals and Outcomes (CR-05):** The tables in the CR-05 do not reflect the Integrated Disbursement and Information System (IDIS) accomplishments as reported in the activities or reports (such as ConPlan Goals and Accomplishments and PR03). The City should review the one-year and strategic plan to date accomplishments reported in the tables and accomplishments reported in IDIS under the appropriate activities to ensure that the two correspond. If discrepancies exist between the CAPER and accomplishments reported in IDIS activities or reports, please note these discrepancies within the CAPER's narrative section.
- **Racial and Ethnic Composition (CR-15):** The number of individuals by race and ethnicity reported in the table do not match the accomplishments recorded in the IDIS activities and the PR03 report. The PR03 report indicates that a total of 2,882

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households or individuals (including the Other Multi-Racial category) were assisted during the program year utilizing CDBG funds. The City should review its records and the accomplishment data in IDIS to ensure that they are correct and consistent.

- **Affordable Housing (CR-20):** IDIS reported more units assisted during the 2022 program year that may have qualified as affordable housing, however, these were not included in the tables nor identified as being accomplished in the narrative. The City should review its records and the accomplishment data in IDIS to ensure that only activities completed in the 2022 program year are reported as accomplished in IDIS as under that year. Additionally, CPD recommends that the City include in future narratives a summary of the projects that were completed but did not make it on the tables.
- **PR26 – CDBG Financial Summary Report:** It was noted that the PR26 Line 1 indicated that there were no unexpended CDBG funds at end of previous program year; generally, Line 1 should equal the amount on Line 16 of the prior year, in which the 2021 CAPER indicated \$125,345.39 of unexpended resources. By including appropriate amounts in Line 1, Line 16 of the same PR26 would not have incorrectly represented a negative amount. Please review your 2022 CAPER per the [Instructions for Completing the CDBG Financial Summary Report \(PR26\)](#) and submit an updated version to CPD within 45 days.

In accordance with the Consolidated Plan regulations described at 24 CFR § 91.525, if the City has comments regarding our conclusions, please submit them to this office within 30 days of receipt of this letter. If we do not receive comments within the 30-day time period, this letter will be considered final and can be made available to the public.

If there are any questions or there is a request for technical assistance, please do not hesitate to contact Stewart K Guderian, CPD Representative, at [Stewart.K.Guderian@hud.gov](mailto:Stewart.K.Guderian@hud.gov) .

Sincerely,



Noemi Ghirghi  
Regional Director

cc: Kristen Ashbeck, Principal Planner