

# U. S. Department of Housing and Urban Development

Community Planning and Development

Region VIII, Denver  
1670 Broadway Street  
Denver, Colorado 80202-4801

Phone: 303-672-5414  
Fax: 303-672-5028  
Web: [www.hud.gov](http://www.hud.gov)



December 23, 2024

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

SUBJECT: Program Year 2023 Annual Community Assessment

Dear Ms. Allen:

As a recipient of grant funds provided by the U.S. Department of Housing and Urban Development (HUD), each jurisdiction that has an approved Consolidated Plan shall annually review and report to HUD on the progress it has made in carrying out its Consolidated Plan and Annual Action Plan. The performance report is submitted to HUD's Office of Community Planning and Development (CPD) in the form of the Consolidated Annual Performance and Evaluation Report (CAPER). Furthermore, the Consolidated Plan regulations at 24 CFR § 91.525 require the Department to evaluate and report to the public on a community's overall progress in the management of its program funds, compliance with the Consolidated Plan, the accuracy of performance reports, and the extent to which progress has been achieved toward the statutory goals identified in Section 91.1.

This letter serves to acknowledge your Program Year 2023 CAPER submission and to apprise you of our assessment of Grand Junction's overall progress. HUD acknowledges the Grand Junction's programmatic accomplishments during the program year. Based on our Office's review of your Program Year 2023 CAPER, we have concluded that the Grand Junction has the capacity to carry out its CPD programs and has met its reporting requirements.

The accomplishments identified in the CR-20 did not correspond to the accomplishments reported in the Integrated Disbursement and Information System (IDIS). CPD encourages the City to compare its Community Development Block Grant (CDBG) records and its IDIS accomplishments to ensure that they are consistent and that all accomplishments are correct in reported in IDIS; the PR03 report can assist the City in reviewing if these accomplishments are being reported correctly. Please remember, that accomplishments reported in this section must meet the definition of affordable housing units as per 24 CFR §§ 92.252 and 92.254 and 24 CFR §§ 93.302 and 93.304. In most cases, the total number of assisted units, households, etc. will match between the three tables; it may be easiest to complete the second table first by identifying

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the number of households supported through rental assistance, production of new units, rehab of existing units, and acquisition of existing units.

Also, as a reminder, please ensure that in the future that both a PR-26 for CDBG and the CDBG CARES Act funds (CDBG-CV) are attached to the CAPER in IDIS and that these reports are made available to the public during the public comment period.

Thank you for your continued commitment to strengthen your community through CPD programs. Please submit any comments regarding the contents of this letter to this Office within 30 days of the date of this letter. If you have any questions concerning the progress summary or wish to request additional consultation regarding your performance, please contact Stewart Kane Guderian, CPD Representative, at [Stewart.K.Guderian@hud.gov](mailto:Stewart.K.Guderian@hud.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Samuel Zach. Poth".

for Noemi Ghirghi  
Regional Director, Region VIII  
Acting CPD Director, Denver Field Office