

U. S. Department of Housing and Urban Development



Community Planning and Development

Region VIII, Denver
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January 27, 2020

Ms. Kristen K. Ashbeck, Senior Planner CPD Administrator
Community Development Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501-2628

SUBJECT: Annual Community Assessment
Community Development Block Grant (CDBG)
Program Year: September 1, 2018 through August 31, 2019

Dear Ms. Ashbeck:

The U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) assesses the performance of its grant recipients on an annual basis. This letter conveys the results of this evaluation for the 2018 program year (PY).

A principal report utilized by CPD to assess performance is the Consolidated Annual Performance and Evaluation Report (CAPER), submitted by grant recipients within 90 days of the completion of each PY. The CAPER provides important information on the use of Community Development Block Grant (CDBG) funds in meeting specific housing and community development goals and in addressing the needs of the homeless, as identified in the grantee's Five-year Consolidated Plan and Annual Action Plan. Additionally, this performance assessment takes into consideration information collected from other financial and performance reports, correspondence, monitoring, and Office of Inspector General audit reports.

Based on this analysis, HUD has determined that the City of Grand Junction, CO has the continuing capacity to administer the aforementioned programs. The activities undertaken are consistent with the City's 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:

- CAPER Omissions and Revision
 - The CR-20's narratives should address the following two items in section:
 - A summary of efforts taken to address the needs of low-income renter households who pay more than half of their income for rent, live in seriously substandard housing, have been involuntarily displaced, or are persons with a disability.
 - A description of actions taken to foster and maintain affordable housing.

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- IDIS Activity Reporting: In the City's first narrative in the CR-20, the City stated that a "2017 activity that was completed in 2018 (Housing Resources of Western Colorado Critical Repair Program) was able to rehabilitate 6 more units to close out the CDBG grant." These six units reported in the narrative correspond to the six units represented in the three tables, however when verifying the information reported in the narrative to the PR03 IDIS report, the 6 units rehabilitated were not indicated in the report nor in the appropriate activity (Activity 206 (2017/8)). During the review of the report and discussion with the City, it was determined that additional units may have misreported accomplishments as well. Attached to this letter, CPD has included a list of activities that should be evaluated for the consistence of reporting and adjustments to the accomplishments reported as needed to ensure that accomplishments are reported correctly by program year in which the accomplishments were completed.

Once all affected activities have been reviewed and updated to accurately report accomplishments for the appropriate program year in IDIS, the City must update the tables in the CR-20 and notify CPD once complete.

- CDBG Flagged Activity
 - Four IDIS Activities are awaiting the grantee's required explanation of remediation plan. The IDIS Activities have been flagged due to there being one year without a draw and each activity will require a plan to be put into the system on how the City plans to address these issues.
 - Activity 223 (2018/14): Center for Independence Ability Gardens
 - Activity 225 (2018/16): Grand Avenue 9th and 10th Safe Routes to School
 - Activity 226 (2018/17): Pinyon Avenue 13th to 15th Safe Routes to School
 - Activity 228 (2018/19): 24-1/2 Road Pedestrian Improvements

In accordance with the Consolidated Plan regulations described at 24 CFR § 91.525, if the City of Grand Junction, CO has comments regarding this letter please submit them to this office **within 30 days of the date of this letter**. This office may revise the letter after considering the City's response. If HUD does not receive comments within the 30-day time period, this letter will be considered final and can be made available to the public. HUD's annual CAPER review makes no representation that activities, programs, and IDIS data included in the CAPER meet regulatory and statutory parameters. Compliance with program statutes and regulations will be determined through monitoring and/or technical assistance visits.

This Office appreciates the partnership with the City of Grand Junction, CO and looks forward to continuing to support the City's efforts to meet the goals of its Consolidated Plan. If there are any questions or there is a request for technical assistance, please do not hesitate to contact Mr. Samuel L. Potter, Community Planning and Development Representative, by phone at 303-672-5166 or by email at Samuel.L.Potter@hud.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Katy Burke", with a long horizontal flourish extending to the right.

Katy Burke
Regional Director

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List of Activities to be Reviewed for Reporting Accomplishments per Program Year

Activity 200: Karis Inc Mental Health Services for Youth (2017/2)

Activity 201: Homeward Bound Homeless Shelter Food Purchase (2017/3)

Activity 205: Grand Valley Catholic Outreach Day Center Renovation (2017/7)

Activity 206: Housing Resources of Western Colorado Critical Home Repair Program (2017/8)

Activity 209: City of Grand Junction Nisley Elementary Safe Routes to School (2017/11)

Activity 212: Karis, Inc. Integrated Mental Health Services (2018/3)

Activity 215: Gray Gourmet Food Purchase (2018/6)

Activity 218: Hilltop Resource Center Rehabilitation (2018/9)

Activity 222: The Arc Program Office Rehabilitation/Accessibility (2018/13)

Activity 224: Riverside Park Improvements (2018/15)

Activity 227: Downtown Residential - Replace Lead Water Lines (2018/18)