

# 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

February 8, 2021

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

**SUBJECT: 2019 Annual Community Assessment**  
Community Development Block Grant (CDBG)  
Program Year: July 1, 2019 through June 30, 2020

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 2019 program year.

Based on this analysis, HUD has determined that Grand Junction, CO 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:

- **CAPER Omissions and Reporting Issues**
  - CR-05: The goal “Decent Affordable Housing” under the outcome “Rental units constructed” lists 34 units expected but 0 units accomplished. However, in the PR-03, the activity associated with this outcome has 34 units accomplished indicating a discrepancy between the CR-05 and IDIS. Please ensure that the CR-05 is an accurate reflection of accomplishments in the program year. CPD encourages the grantee to maintain records of which activities go with which goal outcome indicators throughout the year. Accurate reporting in this area helps CPD understand the progress the grantee is making toward its annual and strategic goals.
  - CR-10: The racial and ethnic data reported in the CR-10 is slightly different from the data reported in the Integrated Disbursement and Information System (IDIS). Please ensure the city is reporting accurate racial and ethnic data.

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- CR-20: IDIS shows PY19 accomplishments for two affordable housing activities which were not reported in the affordable housing screen in the CAPER. After discussions with the grantee, CPD has determined that the activities were actually completed during program year 2020, but the grantee reported them in IDIS as having been completed during 2019. Technical assistance was provided, and the grantee informed that these accomplishments should be reported under program year 2020. In the future please ensure that activity accomplishments are reported as they occur or upon completion of the activity.
  - **Financial Management**
    - PR-26 Financial Summary Report: Review of the financials revealed that the city did not exceed any of the regulatory caps on public services and program administration. However, a review of the activities in IDIS showed that there were inaccuracies reported on the PR-26 Financial Summary Report. CPD uses this report as part the CAPER financial review, and it is important that the grantee reports accurate numbers. CPD encourage the grantee to look at the unliquidated obligations lines (lines 44, 45, 38, and 39) in the report and make adjustments to accurately reflect obligations made during the program year as well as prior years. Updating this report will help the grantee during the next year's CAPER.

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 Laura E. Roberts, Community Planning and Development Representative, at 303-672-5492 or via email at [Laura.E.Roberts@hud.gov](mailto:Laura.E.Roberts@hud.gov) .

Sincerely,



Katy Burke  
Regional Director

Bcc: Office of Fair Housing

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