

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 97-22

**A RESOLUTION ADOPTING EXPEDITED REVIEW FOR AFFORDABLE FOR SALE
AND FOR RENT UNITS IN THE
CITY OF GRAND JUNCTION, COLORADO**

RECITALS:

In May 2021 the City in conjunction with several housing agencies completed a Grand Valley Housing Needs Assessment (HNA). The HNA showed a poverty rate in Grand Junction of 16% which is well above the state average, a rental housing gap of 2,168 units for households earning less than \$25,000 (roughly 30% to 50% Average Monthly Income [AMI]), a need for accessible housing units for the 15% of the City's population that are disabled, and a generalized substandard condition of housing units within the community.

In response to and informed by the HNA, in October 2021, the City Council adopted a Housing Strategy outlining twelve (12) strategies tailored to address certain needs identified in the HNA with two of the top needs being "production and availability gaps including needs for additional affordable rentals and "starter homes and family homes priced near or below \$250,000."

As demonstrated in the HNA, the City's most acute housing needs are for rental units for households below 30% AMI and up to 60% AMI and for ownership units for households at or below 80% AMI.

In June 2022, the City Council approved Resolution 48-22 and adopted a definition of *Affordable Housing* as "Housing units with a contractual requirement (deed-restriction or income restriction of no less than 30 years) that keeps the cost of rent or mortgages affordable to households making 80% or less of AMI" and includes a goal to increase the total housing stock in the City for residents at 80% AMI or less by 225 to 350 units over the next 5 years (an average range of 45 to 70 units per year).

At the August 1 City Council workshop, an incentive for the production of affordable housing units was discussed which would work to implement the Council's adopted Housing Strategy 5: Formalize Existing Incentives and Consider Additional Incentives for Affordable Housing Development. With the direction garnered from that discussion, Staff prepared a resolution for consideration at the September 7 Council meeting that provided an incentive with the purpose of encouraging the development, both by non-profit and for-profit developers, of affordable housing units anywhere within the City of Grand Junction.

In early October, Staff conducted a series of focus groups whereby not-for-profit, for-profit and affordable housing developers attended. Over 30 people participated, with some of the city's largest for-profit multi-family developers and single-family home developers/builders participating, alongside non-profit organizations including GJHA, Housing Resources of Colorado, and Habitat for Humanity. Focus group participants cited that increasing the speed of the development process could provide cost savings to a project.

For the reasons stated in the Recitals, the City Council of the City of Grand Junction does hereby adopt a policy to "Expedite Review" of any project that commits to the construction of at least 10 percent of the units as Affordable, consistent with the City's adopted definition. This resolution shall become effective immediately and without further action by the City Council, the terms and provisions of this resolution shall expire on December 31, 2025.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:


The City Council of the City of Grand Junction does hereby adopt a policy to "Expedite Review" of any project that commits to the construction of at least 10 percent of the units as Affordable, as follows:

A. Expedited Review For Sale Units. Any project or subdivision including at least 10% of the units as 80% AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.


B. Expedited Review For Rent Units. Any project including at least 10% of the units as 60% AMI Affordable Units, when submitted, will be advanced in the current planning workflow so that the initial round of review comments on behalf of the City will be issued within 30 days of a complete submittal, and subsequent rounds of review will be issued within 15 days of a resubmittal.

ADOPTED AND APPROVED THIS 21st day of December 2022.

ATTEST:



Janet Harrell
Deputy City Clerk



Anna M. Stout
President of the Council

