

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 30-23

A RESOLUTION CREATING A LAND AND BUILDING ACQUISITION PROGRAM IN THE CITY OF GRAND JUNCTION

Recitals:

On October 6, 2021, City Council adopted Resolution No. 82-21, which outlines 12 housing strategies to create a balanced approach for promoting both affordable housing (housing for households making 80% AMI or less) and attainable housing (housing for households making between 80-120% AMI). "Strategy 6: Allocate city-owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing" was identified to meet the shortage of affordable/attainable housing and to promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.

Property and/or building acquisition costs, especially in developed areas of the city, are a major component of the cost of developing affordable housing. In current markets, land and/or building acquisition is approximately 10-15% of the overall project.

At its January 30, 2023, workshop, the City Council directed staff to explore the creation of a mechanism to fund land acquisition for affordable housing projects in the City. On February 27, 2023, staff presented a recommended concept for a Land and Building Acquisition Program (LAP) including a description of administrative procedures and review criteria for LAP applications. Having reviewed the proposal, the City Council expressed its support for the creation of a LAP and directed staff to refine the proposal for further review.

The Land and Building Acquisition Program (LAP) is proposed in response to a generalized shortage of affordable housing in Grand Junction. The primary purpose of the proposed LAP is to provide funds to assist developers to acquire property and/or land to subsidize, in whole or part, the cost of developing housing to alleviate the housing shortage in Grand Junction.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The ***Land and Building Acquisition Program Administrative Procedures and Scoring Matrix attached hereto is incorporated by this reference and by and with this Resolution*** is hereby adopted and approved as generally and specifically provided therein all in accordance with and for the purposes stated in this Resolution.

PASSED and ADOPTED this 15th day of March 2023

ATTEST:



City Clerk



President of the City Council



ATTACHMENT A

Land and Building Acquisition Fund Allocation

ADMINISTRATIVE PROCEDURES

Application

1. Applications will be advertised and accepted on an on-going basis.
2. At a minimum, the application for the Land and Building Acquisition Fund shall include the following:
 - a. Project Name, property ownership and address, developers, or entity(s) information, amount requested, whether project is currently under contract and scheduled/estimated closing date;
 - b. Summary of the acquisition including acquisition costs, timeline, overall budget, financing, environmental review and any other conditions of the acquisition.
 - c. Description of the Project is dependent on other financing, grant funding or entitlements, whether the Project will be phased, in-kind/community support, and if there any known uncertainties for the Project;
 - d. Description of the developer's experience with and capacity to implement the Project.
 - e. A description of what the Land and Building Acquisition will be used for in terms of an overall future housing project, including information such as projected unit creation, type of units, targeted occupants of the project, description of how the Project will address the City's documented housing needs and/or if there are other considerations made for population served; whether the project is "for sale" or "for rent" units
 - f. A description of the intended overall project services that will be available to residents; community support of project and engagement plan, proximity to hazards (floodplain, environmental, etc), proposed term of affordability, sustainability of resources to support the future/ongoing need of project, and energy conservation features.

Application Review and Granting of Funds

1. The City Manager (or designee) shall review the application materials. Upon finding of a complete and accurate application,, the City Manager (or designee) will prepare a report of the application(s) and provides recommendation to the City Council for funding. At a minimum to receive a recommendation for funding, the application must demonstrate:
 - a. Furthering and/or implementation of City adopted housing goals and strategies.
 - b. The application "Meets Expectations" in all categories of the Scoring Matrix (Attachment B).
2. The City Manager (or designee) has the authority to approve projects that receive a score of 16 or greater and for acquisition requests for less than or equal to \$300,000.

2. City Council reviews recommendation and based on their review and discretion, approves budgetary assignment to project(s).
3. Resolution is created.
4. Agreements are created for finalization of the project.