

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 93-23**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT  
REQUEST TO THE COLORADO HOUSING AND FINANCE AUTHORITY  
PROPOSITION 123 LAND BANKING GRANT**

RECITALS.

In October 2021, City Council adopted twelve housing strategies to create a balanced approach for promoting both affordable housing and attainable housing. Affordable housing for the City has been defined as rental housing for households making less than 60% or for-sale units for households earning less than 100% AMI. Attainable housing is defined by the City as rental housing for households making between 60% AMI and 80% AMI and for-sale units for households earning between 60% and 120% AMI. Included in the adopted strategies is Strategy 6 that would "Allocate city-owned land and/or strategically acquire vacant or underutilized properties for affordable and mixed-income housing." Strategy 6 was intended to assist in meeting 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 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 up to 20% of the overall project.

In August 2023, a Letter of Interest ("LOI") was submitted to the Colorado Housing and Finance Authority (CHFA) for the Proposition 123 Land Banking Grant requesting a grant amount of \$2.2 million for a \$3.2 million property acquisition. If the grant is awarded it will assist with purchase of a 21.45-acre property for the city of Grand Junction for the future development of affordable and attainable housing ("Project").

On September 29, 2023, CHFA notified the City staff that the LOI had been selected to proceed with a submittal for a full grant application for the Project.

The Project includes the acquisition of 21.45 acres for future development by the City, and other non-profit and for-profit affordable/attainable housing providers. The Project is in the central part of the City along 28 Road between 1-70 Business Loop and North Avenue, which is a high growth mixed-use central area of the City. The Project site is near major employers along the North Avenue corridor including Walmart, restaurants, medical facilities, Colorado Mesa University, and the City sports complex. The property is zoned R-24 that requires a minimum density of 16 dwelling units per acre and has no density maximum. The zoning requires that no less than 343 units be constructed on the property while the city is targeting between 400 and 500 mixed-income affordable and attainable units be developed on the property. The City anticipates future subdivision of the property as well as the construction of multiple housing types

including rental and homeownership through the collaboration of multiple non-profit and housing developers through the City's Request for Proposal (RFP) process.

The City anticipates the construction of the Project would occur over multiple phases in the next 10 years. Most of the site would be used for providing affordable units while up to 25% of the Project may be used for attainable housing, which will help fill known gaps in the local market.

The purchase price of the property is \$3.2 million dollars. The City would contribute matching funds of \$1 million dollars toward the acquisition. The City would also contribute to the design and construction of subdivision infrastructure necessary to create developable parcels within the Project.

This Project aligns with the criteria for the Grant whereby the City commits a \$1 million cash match in support of the Project. The Grant did not require a match, but a match increases the competitiveness of the application.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to apply to the Colorado Housing and Finance Authority for the Proposition 123 Land Banking Grant in the amount of \$2,200,000, with a \$1,000,000 City cash match, for a total Project cost of \$3.2million all in accordance with and pursuant to the foregoing Recitals.

Dated this 18 day of October 2023.



Anna M. Stout  
President of the City Council



ATTEST:



Amy Phillips  
City Clerk