

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 82-24

A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS MORE HOUSING NOW AND LAND USE INITIATIVE UNDER THE ENERGY & MINERAL IMPACT ASSISTANCE FUND PROGRAM

RECITALS:

The More Housing Now and Land Use Initiative, introduced by the Colorado Department of Local Affairs (DOLA), aims to support local governments in their efforts to increase affordable and attainable housing development. The initiative focuses on adopting land use strategies and other measures to enhance housing opportunities for communities. Recognizing that a primary obstacle to development is the high cost associated with providing the necessary infrastructure—which can deter affordable and attainable housing projects—the More Housing Now Initiative specifically sets aside funding under the Energy & Mineral Impact Assistance (EIAF) program to target infrastructure expenses and facilitate these housing developments.

City Council has adopted eleven housing strategies to create a balanced approach for promoting both affordable and attainable housing. Affordable housing is defined by the City as rental housing for households earning less than 60% of the Area Median Income (AMI) or for-sale units for households earning less than 100% AMI. Strategy 3 and 5 of the adopted strategies aims to “Leverage city owned land and/or strategically acquire land for affordable and mixed-income housing” and “Continue/expand funding for existing housing and homelessness services”. These strategies are intended to address the shortage of affordable and attainable housing through partnerships with local and regional affordable housing developers, support local partners in securing funding and identify critical needs that are underfunded and work to fill gaps.

In 2022, the Grand Junction City Council allocated \$1 million to support housing strategies. This initiative utilized \$750,000 from the 2022 housing funds as a cash match for the \$2,250,000 Department of Local Affairs (DOLA) Affordable Housing Incentive Grant. The grant was successful, and the city used its cash match along with the grant funds to purchase 15 acres for the Grand Junction Housing Authority (GJHA) for the future Centennial Park development of up to 300 new affordable units in three phases, prioritizing households below 60 percent and 80 percent of the area median income.

“The Current,” the first phase of the development, will create 54 units, including one- and two-bedroom apartments, with rental restrictions for 40 years at or below 60 percent of the area median income. This phase is aimed at increasing affordable and workforce housing for local families. GJHA has been diligent in securing funding from

various sources including an award of 9% LIHTC credits. With lower-than-expected tax credit pricing have resulted in a funding gap of \$1,000,000 that have led to the postponement of construction on the project.

Phase one of the infrastructure for the project is estimated to cost approximately \$1,501,031, with \$1,000,000 million being requested through DOLA's More Housing Now Grant, and with approximately \$501,031 in a grant match from the \$1,500,000 approved for The Current by City Council through Resolution 07-24 in January 2024. If awarded, construction would begin immediately, with a Certificate of Occupancy anticipated by August 2026.

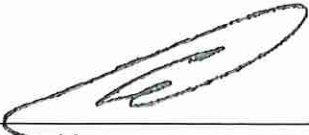
Phase one infrastructure will include the construction of sanitary sewer, water, and storm drain lines; installation of electric, telephone, and fiber conduit; and development of stormwater management systems, including drainage and irrigation. Additionally, this phase will cover design, testing, inspections, and fieldwork necessary for project infrastructure completion and will significantly reduce costs and accelerate timelines for future development phases.

The improved infrastructure will enhance transportation networks, as the site has been strategically selected for not only its accessibility, but also to increase future accessibility. It is located near an existing bus route and close to established bus stops. Enhanced infrastructure will also support economic development by creating construction jobs, providing much needed housing for local residents, and increasing local business opportunities. Its proximity to key employment and health service corridors including Community Hospital, Canyon View Park, grocery stores, and retail and commercial areas along Patterson and Highway 50.

The Project aligns with the criteria for the Grant whereby the City utilizes \$501,031 in a grant match of the \$1,500,000 approved for The Current by City Council through Resolution 07-24 in January 2024, in support of the project, which aligns with the grant's 25% match requirement.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the Interim City Manager to apply to the Colorado Department of Local Affairs for the More Housing Now and Land Use Initiative under the Energy & Mineral Impact Assistance Fund Program in the amount of \$1,000,000, \$501,031 in a grant cash match of the \$1,500,000 approved for The Current by City Council through Resolution 07-24 in January 2024 for a total project cost of \$1,501,031, all in accordance with the foregoing Recitals.

Dated this 20th day of November 2024.



Abram Herman
President of the City Council

ATTEST:



Selestina Sandoval
City Clerk

