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**GRAND JUNCTION CITY COUNCIL
MONDAY, DECEMBER 16, 2024
WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE**

1. Discussion Topics

- a. Impact Fee and Linkage Fee Study Update
- b. Possible 2025 Municipal Election Questions

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send input by emailing a City Council member ([Council email addresses](#)) or call one or more members of City Council (970-244-1504)
2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies

will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.

3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 5:30 p.m. at City Hall) and provide comments during “Public Comments.”



Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: December 16, 2024
Presented By: TischlerBise, Mike Bennett
Department: Community Development
Submitted By: Tamra Allen, Community Development Director

Information

SUBJECT:

Impact Fee and Linkage Fee Study Update

EXECUTIVE SUMMARY:

The Grand Junction Municipal Code ("Code") requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City has contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. Representatives from TischlerBise will provide an update on the progress of the impact fee study, including the preliminary fees for transportation and parks and parkland. The preliminary Affordable Housing Linkage Fee will also be presented. At the September 16, 2024, City Council Workshop, preliminary fees for fire, police, and municipal facilities were presented. Initial Feedback received from the Impact Fee Stakeholder group and the community will also be shared.

Staff will be seeking direction from City Council on next steps. Any modification to the existing fees and related fee schedule would need to be adopted by ordinance.

BACKGROUND OR DETAILED INFORMATION:

TischlerBise is a fiscal, economic, and planning consulting firm specializing in fiscal/economic impact analysis, impact fees, user fees, market feasibility, infrastructure financing studies, and related revenue strategies. The firm has been providing consulting services to public agencies for more than 30 years and has prepared more than 1,000 impact fee/infrastructure financing studies in that time.

Impact fees are simple in concept but complex in delivery. Generally, the jurisdiction imposing the fee must:

- (1) identify the purpose of the fee,
- (2) identify the use to which the fee is to be put,

- (3) show a reasonable relationship between the fee's use and the type of development project, and
- (4) account for and spend the fees collected only for the purpose(s) used in calculating the fee.

Reduced to its simplest terms, the process of calculating impact fees involves the following two steps:

1. Determine the cost of development-related capital improvements, and
2. Allocate those costs equitably to various types of development.

Code section 21.02.070(a) Development Impact Fees, provides that the impact fees described in this section (Transportation, Police, Fire, and Parks) and the administrative procedures of this section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees. The City's last fee study for transportation, police, fire, parks and municipal facilities was completed in 2019.

The City has contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee - a strategy from the adopted 2021 Housing Strategy that was readopted as a strategy in the updated 2024 Housing Strategy. Representatives from TischlerBise will be presenting information about the draft impact fee and linkage fee studies.

The Stakeholder Group met in July, August (fire, police, municipal facilities), November (linkage fee), and December (transportation and parks/parkland), and four community meetings were also held in July, August, November, and December.. The stakeholder group has requested to meet in a workshop with city council to discuss the fees. Some members of the community have also requested another community meeting be held to review the fees collectively. Information about the fee study including all fees have been made available throughout the process on <https://engagegj.org/impact-fees-study>.

Staff will be requesting direction on next steps.

FISCAL IMPACT:

The adoption and implementation of growth-related impact fees are a fiscal policy of the City. Fiscal impact will be considered at a future date and will be dependent upon the Council's consideration of an updated fee schedule. The City has contracted with TischlerBise to perform the fee study update and linkage fee study. The consultant was selected through a competitive RFP process and services have been retained for a fee not to exceed \$149,810.00.

SUGGESTED ACTION:

Discussion and Direction

Attachments

- 1. impact fee code section
- 2. Impact Fee Stakeholder List
- 3. Grand Junction Housing Linkage Fee_Draft_20241213

- (i) Before making any construction or alteration to a site or structure, such owner shall make application to the City for a Certificate of Appropriateness. The Director shall review such application for compliance with the Guidelines and Standards and make an initial determination and recommendation to the Board. The Director may include in that recommendation any conditions deemed appropriate to comply with the Guidelines and Standards and with the Zoning and Development Code.
- (ii) The Board shall have jurisdiction to review City staff recommendations and to decide applications for Certificates of Appropriateness at a public hearing. The Board may include any conditions of approval deemed appropriate for compliance with the Guidelines and Standards. No owner shall construct or alter a structure or site in the District without first obtaining a Certificate of Appropriateness from the Board.
- (iii) A decision of the Board may be appealed to City Council within 30 days of the issuance of the decision. Appeals to City Council shall be de novo.
- (iv) All reviews pursuant to this subsection (2) shall determine if the new construction or alteration is compatible with the historic designation as provided in the North Seventh Street Historic Residential District Guidelines and Standards. In reviewing an application, consideration shall be given to design, siting, form, texture, setbacks, orientation, alignment, finish, material, scale, mass, height, and overall visual compatibility, according to and with reference to the applicable Guidelines and Standards of the North Seventh Street Historic Residential District. For purposes of this section, the term "compatible" shall mean consistent with, harmonious with and/or enhancing the mixture of complementary architectural styles either of the architecture of an individual structure or the character of the surrounding structures.

(h) Revocation of Designation

- (1) If a building or special feature on a designated site has been altered in such a way so as to negate the features necessary to retain designation, the owner may apply to the Historic Board for a revocation of the designation or the Historic Board shall recommend revocation of the designation to the City Council in the absence of the owner's application to do so.
- (2) If a designated structure is moved or demolished, the designation shall, without notice and without Historic Board recommendation, automatically terminate. If moved, a new application for designation at the new location must be made in order for designation to be considered.
- (3) Upon the City Council's decision to revoke a designation, the Director shall cause a revocation notice to be sent to the property owner.

21.02.070 DEVELOPMENT FEES

(a) Development Impact Fees

(1) Title

This section shall be known and may be cited as the "Grand Junction, Colorado, Impact Fee Ordinance" or "Impact Fee Ordinance."

(2) Authority

The City has the authority to adopt this section pursuant to Article XX, § 6 of the Colorado State Constitution, the City's home rule charter, the City's general police powers, and other laws of the State of Colorado.

(3) Application

This section shall apply to all development within the territorial limits of the City, except development exempted pursuant to GJMC 21.02.070(a)(5)(ii).

(4) Purpose

- (i) The intent of this section is to ensure that new development pays a proportionate share of the cost of city parks and recreation, fire, police, and transportation capital facilities.
- (ii) It is the intent of this section that the impact fees imposed on new development are no greater than necessary to defray the impacts directly related to proposed new development.
- (iii) Nothing in this section shall restrict the City from requiring an applicant for a development approval to construct reasonable capital facility improvements designed and intended to serve the needs of an applicant's project, whether or not such capital facility improvements are of a type for which credits are available under GJMC 21.02.070(a)(6), Credits.

(5) Development Impact Fees to Be Imposed

(i) Fee Obligation, Payment, and Deposit

(A) Obligation to Pay and Time of Payment

Any person who causes the commencement of impact-generating development, except those exempted pursuant to GJMC 21.02.070(a)(5)(ii) shall be obligated to pay impact fees pursuant to the terms of this section. The obligation to pay the impact fees shall run with the land. The amount of the impact fees shall be determined in accordance with GJMC 21.02.070(a)(5)(iii) and the fee schedule in effect at the time of issuance of a Planning Clearance and paid to the Director at the time of issuance of a Planning Clearance. If any credits are due pursuant to GJMC 21.02.070(a)(6) those shall be determined prior to the issuance of a Planning Clearance and payment of the impact fees.

(B) Fees Promptly Deposited into City Accounting Funds

All monies paid by a fee payer pursuant to this section shall be identified as impact fees and shall be promptly deposited in the appropriate City impact fee accounting funds established and described in GJMC 21.02.070(a)(7).

(C) Extension of Previously Issued Development Approval

If the fee payer is applying for an extension of a development approval issued prior to January 1, 2020, the impact fees required to be paid shall be the net increase between the impact fees applicable at the time of the current permit

extension application and any impact fees previously paid pursuant to this section, and shall include any impact fees established subsequent to such prior payment.

(D) Fee Based on Approved Development

If the Planning Clearance is for less floor area than the entire development approved pursuant to the development approval, the fee shall be computed separately for the floor area of development covered by the Planning Clearance, and with reference to the use categories applicable to such development covered by the Planning Clearance.

(E) Permit for Change in Use, Expansion, Redevelopment, Modification

If the fee payer is applying for a Planning Clearance to allow for a change of use or for the expansion, redevelopment, or modification of an existing development, the impact fees required to be paid shall be based on the net increase in the impact fees for the new use as compared to the previous use and actual fee paid for the previous use, and shall include any impact fees established subsequent to such prior payment.

(F) Prior Conditions and/or Agreements

Any person who prior to January 1, 2020, has agreed in writing with the City, as a condition of permit approval, to pay an impact fee shall be responsible for the payment of the impact fees under the terms of such agreement, and the payment of the impact fees may be offset against any impact fees due pursuant to the terms of this section.

(G) Time of Submittal

For nonresidential and multifamily development (excluding townhomes, duplexes, and condominium residence(s)) the fee shall be calculated as of the submission of a complete application and construction commences within two years of approval. Should construction fail to commence within two years, the applicant shall pay those fees in place at the time of issuance of a Planning Clearance.

(ii) Exemptions

The following types of development shall be exempt from payment of impact fees. Any claim for exemption shall be made no later than the time when the applicant applies for the first Planning Clearance. Any claim for exemption not made at or before that time shall be waived. The Director shall determine the validity of any claim for exemption pursuant to the standards set forth below.

(A) Replacing Existing Residential Unit with New Unit

Reconstruction, expansion, alteration, or replacement of a previously existing residential unit that does not create any additional residential units.

(B) New Impact-Generating Development Creates No Greater Demand than Previous Development.

New impact-generating development that the fee payer can demonstrate will create no greater demand over and above that produced by the existing use or development.

(C) Building after Fire or Other Catastrophe

Rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe.

(D) Accessory Structures

Construction of unoccupied accessory structures related to a residential unit.

(E) Previous Payment of Same Amount of Impact Fees

Impact-generating development for which an impact fee was previously paid in an amount that equals or exceeds the impact fee that would be required by this section.

(F) Government

Development by the federal government, the state, school district, county or the City.

(G) Complete Development Application Approved Prior to Effective Date of Chapter

For development for which a complete application for a Planning Clearance was approved prior to January 1, 2020; and for nonresidential and multifamily development for which a complete application was submitted prior to January 1, 2020, so long as construction commences by January 1, 2022, the required fees shall be those in effect at time of submittal.

(H) Small Additions and Renovations for Residential Uses

Construction of an addition to an existing dwelling unit of 500 square feet or less, or expansion of finished space for an existing dwelling unit of 500 square feet or less. This exemption shall only be used one time for each dwelling unit and does not apply to accessory dwelling units.

(iii) Calculation of Amount of Impact Fees

(A) Impact Fee Schedule

Except for those electing to pay impact fees pursuant to GJMC 21.02.070(a)(5)(iii)(B), the impact fees applicable to the impact-generating development shall be as determined by the impact fee schedule, which is hereby adopted and incorporated herein. The impact fee schedules are based on the impact fee studies. It applies to classes of land uses within the City, differentiates between types of land uses, and is intended to defray the projected impacts caused by proposed new development on city capital facilities. The determination of the land use category(ies) in the impact fee schedules that are applicable to

impact-generating development shall be made by the Director with reference to the impact fee studies and the methodologies therein; the then-current edition of the ITE Trip Generation Manual, published by the Institute of Traffic Engineers; the City zoning and development code; the then-current land use approvals for the development; and any additional criteria set forth in duly promulgated administrative rules.

a. Annual Adjustment of Impact Fees to Reflect Effects of Inflation

The impact fee schedule shall be adjusted annually and/or biannually consistent with the impact fee study. Commencing on January 1, 2023, and on January 1st of each subsequent year, each impact fee amount set forth in the impact fee schedule shall be adjusted for inflation, as follows:

1. For transportation impact fees, the fees shall be adjusted for inflation based on the latest 10-year average of the Colorado Department of Transportation Construction Cost Index, published quarterly by CDOT.
2. For fire, police, and parks the fees shall be adjusted for inflation based on the most recent Construction Cost Index published by Engineering News Record.
3. The adjusted impact fee schedule shall become effective immediately upon calculation and certification by the City Manager and shall not require additional action by the City Council to be effective.

b. Impact-Generating Development Not Listed in the Impact Fee Schedule

If the proposed impact-generating development is of a type not listed in the impact fee schedule, then the impact fees applicable are those of the most nearly comparable type of land use. The determination of the most nearly comparable type of land use shall be made by the Director with reference to the impact fee study and City code.

c. Mix of Uses

If the proposed impact-generating development includes a mix of those uses listed in the impact fee schedule, then the impact fees shall be determined by adding the impact fees that would be payable for each use as if it was a freestanding use pursuant to the impact fee schedule.

(B) Independent Fee Calculation Study

In lieu of calculating the amount(s) of impact fees by reference to the impact fee schedule, a fee payer may request that the amount of the required impact fee be determined by reference to an independent fee calculation study.

a. Preparation of Independent Fee Calculation Study

If a fee payer requests the use of an independent fee calculation study, the fee payer shall be responsible for retaining a qualified professional (as

determined by the Director) to prepare the independent fee calculation study that complies with the requirements of this section, at the fee payer's expense.

b. General Parameters for Independent Fee Calculation Study

Each independent fee calculation study shall be based on the same level of service standards and unit costs for the capital facilities used in the impact fee study and shall document the relevant methodologies and assumptions used.

c. Procedure

1. An independent fee calculation study shall be initiated by submitting an application to the Director together with an application fee to defray the costs associated with the review of the independent fee calculation study.
2. The Director shall determine if the application is complete. If it is determined the application is not complete, a written statement outlining the deficiencies shall be sent by mail to the person submitting the application. The Director shall take no further action on the application until it is complete.
3. When it is determined the application is complete, the application shall be reviewed by the Director and a written decision rendered on whether the impact fees should be modified, and, if so, what the amount should be, based on the standards in GJMC 21.02.070(a)(6)(i).

d. Standards

If, on the basis of generally recognized principles of impact analysis, the Director determines the data, demand information and assumptions used by the applicant to calculate the impact fees in the independent fee calculation study more accurately measure the proposed impact-generating development's impact on the appropriate capital facilities, the impact fees determined in the independent fee calculation study shall be deemed the impact fees due and owing for the proposed development. The fee adjustment shall be set forth in a fee agreement. If the independent fee calculation study fails to satisfy these requirements, the impact fees applied shall be the impact fees established in the impact fee schedule.

(6) Credits

(i) Standards

(A) General

Any person causing the commencement of impact-generating development may apply for credit against impact fees otherwise due, up to but not exceeding the full obligation of impact fees proposed to be paid pursuant to the provisions of

this section, for any contributions or construction (as determined appropriate by the Director) accepted in writing by the City for capital facilities. Credits against impact fees shall be provided only for that impact fee for which the fee is collected.

(B) Valuation of Credits

a. Construction

Credit for construction of capital facilities shall be valued by the City based on complete engineering drawings, specifications, and construction costs estimates submitted by the fee payer to the City. The Director shall determine the amount of credit due, if any, based on the information submitted, or, if he/she determines the information is inaccurate or unreliable, then on alternative engineering or construction costs determined by and acceptable to the Director.

b. Contributions

Contributions for capital facilities shall be based on the value of the contribution or payment at the time it is made to the City.

(C) When Credits Become Effective

a. Construction

Credits for construction of capital facilities shall become effective after the credit is approved pursuant to this section, a written credit agreement is entered into and (a) all required construction has been completed and has been accepted by the City, (b) suitable maintenance and financial warranty has been received and approved by the City, and (c) all design, construction, inspection, testing, financial warranty, and acceptance procedures have been completed in compliance with all applicable City requirements. Approved credits for the construction of capital facilities may become effective at an earlier date if the fee payer posts security in the form of an irrevocable letter of credit, escrow agreement, or cash and the amount and terms of such security are acceptable by the City Manager. At a minimum, such security must be in the amount of the approved construction credit plus 20 percent, or an amount determined to be adequate to allow the City to construct the capital facilities for which the credit was given, whichever is higher.

b. Contribution

Credits for contributions for capital facilities shall become effective after the credit is approved in writing pursuant to this section, a credit agreement is entered into and the contribution is made to the City in a form acceptable to the City.

c. Transferability of Credits

Credits for contributions, construction or dedication of land shall be transferable within the same development and for the same capital facility

for which the credit is provided but shall not be transferable outside the development. Credit may be transferred pursuant to these terms and conditions by a written instrument, to which the City is a signatory, that clearly identifies which credits issued under this section are to be transferred. The instrument shall be signed by both the transferor and transferee, and the document shall be delivered to the Director for registration of the change in ownership. If there are outstanding obligations under a credit agreement, the City may require that the transferor or transferee or both (as appropriate) enter into an amendment to the credit agreement to assure the performance of such obligations.

d. Total Amount of Credit

The total amount of the credit shall not exceed the amount of the impact fees due for the specific facility fee (e.g., fire, police, parks).

e. Capital Contribution Front-Ending Agreement

The City may enter into a capital contribution front-ending agreement with any developer who proposes to construct capital facilities to the extent the fair market value of the construction of these capital facilities exceeds the obligation to pay impact fees for which a credit is provided pursuant to this section. The capital contribution front-ending agreement shall provide proportionate and fair share reimbursement linked to the impact-generating development's use of the capital facilities constructed.

(ii) Procedure

(A) Submission of Application

In order to obtain a credit against impact fees, the fee payer shall submit an offer for contribution or construction. The offer shall be submitted to the Director and must specifically request a credit against impact fees.

(B) Contribution Offer Contents

The offer for contribution credit shall include the following:

a. Construction

If the proposed credit involves construction of capital facilities:

1. The proposed plan for the specific construction certified by a duly qualified and licensed Colorado engineer;
2. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated costs may include the costs of construction or reconstruction, the costs of all labor and materials, the costs of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, costs of

plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incident to determining the feasibility or practicability of such construction or reconstruction;

3. A statement made under oath of the facts that qualify the fee payer to receive a contribution credit.

b. Contribution

If the proposed offer involves a credit for any contribution for capital facilities, the following documentation shall be provided:

1. A copy of the Planning Clearance for which the contribution was established;
2. If payment has been made, proof of payment; or
3. If payment has not been made, the proposed method of payment.

(C) Determination of Completeness

The Director shall determine if the application is complete. If it is determined that the proposed application is not complete, the Director shall send a written statement to the applicant outlining the deficiencies. No further action shall be taken on the application until all deficiencies have been corrected.

(D) Decision

The Director shall determine if the offer for credit is complete and if the offer complies with the standards in GJMC 21.02.070(a)(6)(i).

(iii) Credit Agreement

If the offer for credit is approved by the Director, a credit agreement shall be prepared and signed by the applicant and the City Manager. The credit agreement shall provide the details of the construction or contribution of capital facilities, the time by which it shall be dedicated, completed, or paid, and the value (in dollars) of the credit against the impact fees the fee payer shall receive for the construction or contribution.

(iv) Accounting of Credits

Each time a request to use approved credits is presented to the City, the Director shall reduce the amount of the impact fees, and shall note in the City's records and the credit agreement the amount of credit remaining, if any.

(7) Impact Fee Accounts

(i) Establishment of Impact Fee Accounts

(A) Establishment of Impact Fee Accounts

For the purpose of ensuring impact fees collected pursuant to this section are designated for the mitigation of capital facility impacts reasonably attributable to new impact-generating development that paid the impact fees.

(B) Establishment of Impact Fee Accounts

Impact fees shall be deposited into five accounts (collectively, Impact Fee Accounts): transportation, parks and recreation, capital facilities, fire capital facilities, and police capital facilities accounts.

(ii) Deposit and Management of Impact Fee Accounts

(A) Managed in Conformance with § 29-1-801 C.R.S. et seq

The Impact Fee Accounts shall bear interest and shall be managed in conformance with § 29-1-801 C.R.S. et seq. No impact fees(s) or other similar development land development charge(s) shall be imposed or collected except pursuant to a schedule(s) that is(are) (a) adopted by ordinance by the City Council, pursuant to a legally sufficient study(ies); (b) generally applicable to a broad class of property; and (c) serves to defray the projected impacts on capital facilities caused by development. The City shall from time to time quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee(s) or land development charge(s) at a level no greater than necessary to defray such impacts directly related to proposed development. No impact fee or other similar land development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development.

(B) Immediate Deposit of Impact Fees in City Accounting Funds

All Parks and Recreation, Fire, Police, and Transportation impact fees collected by the City pursuant to this section shall be promptly deposited into the appropriate interest bearing accounting fund(s) ("Impact Fee Accounts") of the City designated, as allowed by § 29-1-803 C.R.S., by category, account or fund as determined by the City Manager or their designee. Any interest or other income earned on money deposited shall be credited to the Impact Fees Account(s) and no other City accounting fund(s).

(C) Interest Earned on Impact Fee Account Monies

Any impact fees not immediately expended shall be deposited as provided in this section. Interest earned on money in the Impact Fee Accounts shall be considered part of such account(s) and shall be subject to the same restrictions on use applicable to the impact fees deposited in such account.

(D) Income Derived Retained in Accounts until Spent

All income derived from the deposits shall be retained in the accounts until spent pursuant to the requirements of this section.

(E) Expenditure of Impact Fees

Monies in each account shall be considered to be spent in the order collected, on a first-in/first-out basis.

(iii) Annual Report

At least once annually the City will publish on its official website a report for the most recent fiscal year stating the amount of each Impact fee and/or land development charge collected to the Impact Fee Accounts, the average annual interest rate on each account and the total amount disbursed from each account.

(8) Expenditure of Impact Fees

(i) Capital Facilities Impact Fees

The monies collected from each capital facilities impact fee shall be used only to acquire or construct capital facilities within the City. Each and all capital facilities impact fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(ii) No Monies Spent for Routine Maintenance, Rehabilitation or Replacement of Capital Facilities

No monies shall be spent for periodic or routine maintenance, rehabilitation, or replacement of any City transportation, parks and recreation, fire, or police capital facilities.

(iii) No Monies Spent to Remedy Deficiencies Existing on Effective Date of Chapter

No monies shall be spent to remedy existing deficiencies in transportation capital facilities, parks and recreation capital facilities, fire capital facilities, or police capital facilities.

(iv) Transportation Impact Fees

Transportation impact fee monies may be spent for the reconstruction and replacement of existing roads, the construction of new road systems and may be used to pay debt service on any portion of any current or future general obligation bond or revenue bond issued after July 6, 2004, and used to finance major road system improvements. All Transportation Impact Fees may, as determined by the City Council, be expended anywhere within the City notwithstanding the location of the project for which the impacts were paid.

(9) Refund of Impact Fees Paid

(i) Refund of Impact Fees Not Spent or Encumbered in 10 Years

A fee payer or the fee payer's successor-in-interest may request a refund of any impact fees not spent or encumbered within 10 years from the date the fee was paid, along with interest actually earned on the fees. Impact fees shall be deemed to be spent on the basis of the first fee collected shall be the first fee spent.

(ii) Procedure for Refund

The refund shall be administered by the Director, and shall be undertaken through the following process:

(A) Submission of Refund Application

A fee payer or successor-in-interest shall submit within one year following the end of the tenth year from the date on which the Planning Clearance was issued for which a refund is requested. The refund application shall include the following information:

- a. A copy of the dated receipt issued for payment of the impact fee;
- b. A copy of the Planning Clearance.

(B) Determination of Completeness

The Director shall determine if the refund application is complete. If the application is not complete, the Director shall mail the applicant a written statement outlining the deficiencies. The Director shall take no further action on the refund application until it is complete.

(C) Decision on Refund Application

When the refund application is complete, it shall be reviewed and approved if the Director determines a fee has been paid which has not been spent within the 10-year period. The refund shall include the fee paid plus interest actually earned on the impact fee.

(iii) Limitations

(A) Expiration of Planning Clearance without Possibility of Extension

If a fee payer has paid an impact fee required by this section and obtained a Planning Clearance, and the Planning Clearance for which the impact fee was paid later expires without the possibility of further extension, then the fee payer or the fee payer's successor-in-interest may be entitled to a refund of the impact fee paid, without interest. In order to be eligible to receive a refund of impact fees pursuant to this subsection, the fee payer or the fee payer's successor-in-interest shall be required to submit an application for such refund to the Director within 30 days after the expiration of the Planning Clearance for which the fee was paid. If a successor-in-interest claims a refund of the impact fee, the City may require written documentation that such rights have been conveyed to the claimant. If there is uncertainty as to the person to whom the refund is to be paid or if there are conflicting demands for such refund, the City Attorney may interplead such funds.

(iv) No Refund If Project Demolished, Destroyed, Altered, Reconstructed or Reconfigured

After an impact fee has been paid pursuant to this section, no refund of any part of such fee shall be made if the development for which the impact fee was paid is later demolished, destroyed, or is altered, reconstructed, reconfigured, or changed in use so as to reduce the size or intensity of the development or the number of units in the development.

(10) Low-Moderate Income Housing

In order to promote the provision of low-moderate income housing in the City, the City Council may agree in writing to pay some or all of the impact fees imposed on a proposed low or moderate income housing development by this section from other unrestricted funds of the City. Payment of impact fees on behalf of a fee payer shall be at the discretion of the City Council and may be made pursuant to goals and objectives adopted by the City Council to promote housing affordability.

(11) Administration, Appeals and Updates of Determination or Decision of Director to City Manager

(i) Review Every Five Years

The impact fees described in this section and the administrative procedures of this section shall be reviewed at least once every five years by an independent consultant, as directed by the City Manager, to ensure that (i) the demand and cost assumptions underlying the impact fees are still valid, (ii) the resulting impact fees do not exceed the actual costs of constructing capital facilities that are of the type for which the impact fees are paid and that are required to serve new impact-generating development, (iii) the monies collected or to be collected in each impact account have been and are expected to be spent for capital facilities for which the impact fees were paid, and (iv) the capital facilities for which the impact fees are to be used will benefit the new development paying the impact fees.

(ii) Appeal

(A) Director Determination or Decision

Any determination or decision made by the Director under this section may be appealed to the City Manager by filing with the City Manager within 30 days of the determination or decision for which the appeal is being filed: (A) a written notice of appeal on a form provided by the City Manager, (B) a written explanation of why the appellant feels the determination or decision is in error, and (C) an appeal fee established by the City.

(B) City Manager Review

The City Manager shall fix a time and place for hearing the appeal, and shall mail notice of the hearing to the appellant at the address given in the notice of appeal. The hearing shall be conducted at the time and place stated in the notice given by the City Manager. At the hearing, the City Manager shall consider the appeal and either affirm or modify the decision or determination of the Director based on the relevant standards and requirements of this section. The decision of the City Manager shall be final.

(C) Administrative Rules

The City Manager and Director, and their respective designees, may from time to time establish written administrative rules, not inconsistent with the provisions of this section, to facilitate the implementation of this section as provided in GJMC

21.02.010. Without limiting the foregoing, the Director is authorized to establish written administrative rules, not inconsistent with the provisions of this section, for use in the determination of the land use category(ies) in the impact fee schedule that is applicable to impact-generating development. All administrative rules adopted pursuant hereto shall be published in written form and copies thereof maintained in the offices of the Director and City Clerk. Administrative rules adopted pursuant hereto and a copy of such rules shall be made available without charge to fee payers and other persons requesting a copy thereof.

(12) Impact Fee Schedule – Fire, Police, Parks and Recreation, and Transportation

Table 21.02-8: Impact Fee Schedule (2023) Fire, Police, Parks and Recreation & Transportation

		Fire	Police	Parks & Recreation	Transportation
Single-Family					
<1,250 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$3,078
1,250 to 1,649 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$4,711
1,650 to 2,299 sq. ft. of living area	Dwelling	\$751	\$323	\$1,333	\$5,377
2,300 sq. ft. or more of living area	Dwelling	\$751	\$323	\$1,333	\$7,042
Manufactured Home in a Manufactured Housing Community	Pad	\$751	\$323	\$1,333	\$3,196
Multi-family	Dwelling	\$494	\$212	\$897	\$2,881
RV Park	Pad	\$494	\$212	---	\$3,196
Hotel/Lodging	1,000 sf	\$517	\$218	---	\$3,972 [1]
Retail/Commercial	1,000 sf	\$517	\$218	---	\$7,227
Convenience Commercial (Gas station/Drive Thru)	1,000 sf	\$517	\$218	---	\$15,364
Office	1,000 sf	\$202	\$86	---	\$5,799
Institutional/ Public	1,000 sf	\$202	\$86	---	\$1,426
Industrial	1,000 sf	\$70	\$30	---	\$2,025
Warehousing	1,000 sf	\$36	\$15	---	\$921
Notes:					
[1] Hotel/Lodging Transportation Fee calculated per Room					
Fees will be increased annually for inflation					

(b) School Land Dedication Fee

(1) Standard for School Land Dedication

Dedication of suitable school lands for school purposes shall be required of any development if the school district determines that such development includes within it

land which is necessary for implementing a school plan. In all other cases, the fee required under GJMC 21.02.070(b)(1)(ii) shall be paid in lieu of a school land dedication.

(i) Standard for Fee in Lieu of School Land Dedication

Except in cases where a school land dedication is required in accordance with this section, or an exemption under this section applies, all development and all projects which contain a new dwelling shall be subject to fees in lieu of school land dedication (SLD fee) in an amount per dwelling unit determined by resolution of the City Council. SLD fees shall be collected by the City for the exclusive use and benefit of the school district in which such development is located and shall be expended by the school district solely to acquire real property or interests in real property reasonably needed for development or expansion of school sites and facilities, or to reimburse the school district for sums expended to acquire such property or interests. Revenues from such fees shall be used only for such purposes.

(ii) Payment, Prepayment, Exemption, Credit, and Refund of SLD Fee

- (A) No building permit shall be issued for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units until and unless the SLD fee for such dwelling unit in effect at the time such permit is applied for has been paid as required by this section.
- (B) Nothing in GJMC 21.02.070(b)(1)(i) shall preclude a holder of a development permit for a residential development or mixed-use development containing a residential development component from prepaying the SLD fees to become due under this section for one or more dwellings, multiple-family dwellings or multifamily dwellings to be constructed in such development. Such prepayment shall be made upon the filing of a Final Plat for residential development, at the SLD fee rate then in effect and in the amount which would have been due had a building permit application for such dwelling been pending at the time of prepayment. A subsequent building permit for a dwelling, multiple-family dwelling or multifamily dwelling which is or contains one or more dwelling units for which the SLD fees have been prepaid shall be issued without payment of any additional SLD fees. However, if such permit would allow additional dwelling units for which SLD fees have not been prepaid, such permit shall not be issued until the SLD fees for such additional dwelling units have been paid at the rate per dwelling unit in effect at the time the building permit application was made.
- (C) Any prepayment of SLD fees in accordance with this section shall be documented by a memorandum of prepayment which shall contain, at minimum, the following:
 - a. The legal description of the real property subject to residential development for which an SLD fee is being prepaid;

- b. A description of the development permit issued concerning such real property, and a detailed statement of the SLD fees owed pursuant to such permit which are being prepaid;
- c. The notarized signatures of the record owner of the property or their duly authorized agents; and
- d. The notarized signature of the County Manager indicating approval of the prepayment plan, if the fee was paid while the real property was outside the limits of the City; or if the fee was paid at the time the real property was within the limits of the City, of the City Manager, indicating approval of the prepayment plan.

(iii) Exemptions

The following shall be exempted from payment of the SLD fee:

- (A) Alterations or expansion of an existing building except where the use is changed from nonresidential to residential and except where additional dwelling units result;
- (B) The construction of accessory buildings or structures;
- (C) The replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use;
- (D) The installation of a replacement mobile home on a lot or other parcel when a fee in lieu of land dedication for such mobile home has previously been paid pursuant to this section or where a residential mobile home legally existed on such site on or before the Effective Date of the ordinance codified in this section;
- (E) Nonresidential buildings, nonresidential structures, or nonresidential mobile homes;
- (F) Nursing homes, adult foster care facilities or specialized group facilities; and
- (G) City- or County-approved planned residential developments that are subject to recorded covenants restricting the age of the residents of said dwelling units such that the dwelling units may be classified as housing for older persons pursuant to the Federal Fair Housing Amendments Act of 1988.

(iv) Credits

- (A) An applicant for a development permit (or a holder of such a permit) who owns other suitable school lands within the school district in which the development is located may offer to convey such lands to the school district in exchange for credit against all or a portion of the SLD fees otherwise due or to become due. The offer must be in writing, specifically request credit against fees in lieu of school land dedication, and set forth the amount of credit requested. If the City and the school district accept such offer, the credit shall be in the amount of the

value of the suitable school lands conveyed, as determined by written agreement between the City, the school district and the permit holder or applicant.

- (B) Credit against SLD fees otherwise due or to become due will not be provided until good and sufficient title to the property offered under this subsection is conveyed to and accepted by the school district. Upon such conveyance, the school district and the City shall provide the applicant with a letter or certificate setting forth the dollar amount of the credit, the reason for the credit, and a description of the project or development to which the credit shall be applied.
- (C) Credits shall not be transferable from one project or development to another.

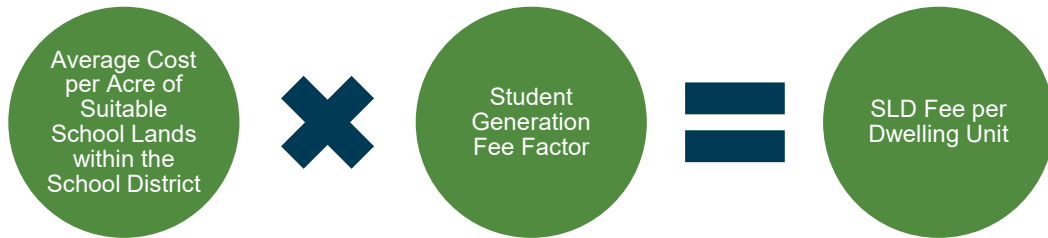
(v) Refund of Fees Paid

- (A) Any SLD fee which has not been expended by the school district within five years of the date of collection shall be refunded, with interest at the rate of five percent per annum compounded annually, to the person who paid the fee. Prior to such refund, such amount shall be reduced by an amount equal to three percent of the principal amount to be refunded, for the costs incurred by the City in the refund of such fee. The City shall give written notice by U.S. mail to the person who paid the fee at their address as reflected in the records of the Mesa County Clerk and Recorder. If such person does not file a written claim for such refund with the City within 90 days of the mailing of such notice, such refund shall be forfeited and shall be retained and used for the purposes set forth in this section.
- (B) The City Council may, upon the school district's request, extend the five-year period of time specified in GJMC 21.02.070(b)(1)(v)(A) upon a showing that such extension is reasonably necessary in order for the school district to complete or close a purchase transaction entered into in writing by such district prior to expiration of such period, or to give the school district an opportunity to exercise a purchase option it acquired prior to expiration of such period. Such request shall be made at a public hearing of the City Council. In no event shall any extension of time exceed an additional five-year period.

(2) Fees in Lieu of School Land Dedication (SLD Fees)

- (i) SLD fees shall be collected and held in trust for the use and benefit of the school district containing the residential development for which the fee is collected. Such fees shall be expended by the school district to acquire additional real property for expansion of school facilities and construction of new school facilities necessitated by new residential development in the school district, or to reimburse the school district for sums expended to acquire such property. The amount of the SLD fee shall be based on a methodology which takes into account the student generation rates of new residential development, the quantity of land required to build new school facilities on a per pupil basis, and the anticipated cost of acquiring suitable school lands in the school district to expand existing school facilities and construct new school facilities to accommodate new residential development without decreasing current levels of educational services.

- (ii) The SLD fee and the value of the variables in the formula to determine the SLD fee shall be set by resolution of the City Council in accordance with the following formula:



(For example, if the average cost of suitable school lands within the school district is \$15,000 per acre and the student generation fee factor is 0.023, the SLD fee per dwelling unit would be \$15,000 x 0.023, or \$345.00.)

- (iii) The average cost per acre of suitable school lands within the school district (“average cost per acre for SLD fee”) and the student generation fee factor (“SGF factor”) shall be determined by City Council. Before City Council considers modification of either, a 60-day prior written notice shall be provided to the school district. If a written request for a public hearing specifying which factor, the average cost per acre for SLD fee and/or the SGF factor, the school district wants to be heard on is received by the City from the school district at least 30 days before the matter is scheduled to be determined by City Council, a public hearing shall occur. At a hearing where City Council is considering the modification of the average cost per acre for SLD fee, City Council shall consider the school district’s long range capital improvement plans and any other evidence, comments or recommendations submitted by the school district. At a hearing where City Council is considering the modification of the SGF factor, City Council shall consider the school district’s school facilities plan currently in place, the methodology and data supporting the proposed modification, and any evidence, comments or recommendations submitted by the school district.
- (iv) The SLD fee in effect as of January 1, 2006, was \$460.00. The SGF factor used to determine the SLD fee was 0.023. This SLD fee and SGF factor shall continue until otherwise modified by City Council as set forth in this Code.

Impact Fee Stakeholder Group

#	Organization/Group	Name
1.	HBA of Western Colorado	Diane Schwenke
2.	Western Colorado Contractors' Association	Shawna Grieger
3.	Grand Junction Area Realtor's Association	Hogan Peterson
4.	Grand Junction Chamber of Commerce	Candace Carnahan, Primary Evan Walton, Secondary
5.	Latino Chamber of Commerce	Jorge Pantoja
6.	Grand Junction Economic Partnership	Curtis Englehart
7.	Grand Valley RTPO/Grand Valley Transit	Dana Brosig
8.	Urban Trails Committee	Dr. Stephen Meyer
9.	Downtown Development Authority	TBD
10.	Parks & Recreation Advisory Board	Bill Findlay, Primary Lisa Whelan, Secondary (in July)
11.	Grand Junction Housing Authority	Jill Norris
12.	Non-profit Housing Representative	Emilee Powell
13.	Citizen's Police Academy Graduate	Laurel Walters
14.	Local Fire Department representative	Steve Skulski
15.	Community Members at-large	Chuck McDaniel
16.	Community Members at-large	Charlie Gechter
17.	Community Members at-large	Orin Zyvan
18.	Community Members at-large	Ken Scissors
19.	Community Members at-large	Christi Reece

Affordable Housing Linkage Fee Support Study

Prepared for:
City of Grand Junction, Colorado

DRAFT
December 13, 2024



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Bethesda, MD 20816
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EXECUTIVE SUMMARY

The City of Grand Junction, Colorado, retained TischlerBise, Inc., to develop an Affordable Housing Linkage Fee Support Study. The purpose of this report is to define and analyze the linkage between nonresidential development¹ and the demand for affordable housing. Through the analysis of existing types of nonresidential development, income levels of employees, and the composition of worker households by size of household, this analysis determines the demand for affordable housing created by each type of nonresidential development. The study then determines nonresidential development’s share of the City’s cost to provide the demanded affordable housing as the affordable housing linkage fee.

Maximum supportable affordable housing linkage fees are shown in Figure 1 based on the assumptions included in this study. Based on the findings in the study, this is the maximum supportable fee amount (per 1,000 square feet) reflecting the nexus between the demand for affordable housing from different types of nonresidential development and the cost of housing in Grand Junction. Maximum supportable linkage fees *per job* are also provided and shown in Figure 2. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 1: Maximum Supportable Affordable Housing Linkage Fees by Land Use

Household Income Level	Housing Prototype	Affordability Gap per Unit	Estimated City Funding % Share ²	Linkage Fees Per 1,000 Sq. Ft. ¹									
				Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging			
50% AMI (Rental)	Rental	\$279,900	10%	\$27,990	\$2,323	\$10,216	\$252	\$1,777	\$42	\$0	\$1,008		
60% AMI (Rental)	Rental	\$263,900		\$26,390	\$2,718	\$12,007	\$620	\$106	\$53	\$13	\$1,227		
80% AMI (Owner)	Ownership	\$167,895		\$16,790	\$1,822	\$8,009	\$1,436	\$722	\$101	\$34	\$999		
100% AMI (Owner)	Ownership	\$111,994		\$11,199	\$745	\$3,281	\$1,025	\$482	\$90	\$28	\$0		
Total					\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234		
											<i>Per Lodging Room³</i>	<i>\$1,940</i>	
												<i>Per RV Park Site⁴</i>	<i>\$174</i>

1. TischlerBise analysis (housing demand per 1,000 square feet of bulding area multiplied by affordability gap); assumes 35% worker households in Grand Junction.
2. See supporting figures.
3. Converted from square feet based on 600 square feet of gross building area per room for lodging.
4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job (\$3,477). See Appendix B for further detail.

Figure 2. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	\$3,589	\$3,584	\$1,022	\$1,079	\$247	\$221	\$3,477

¹ Given the nature of the Grand Junction economy—namely, that residential development does not generate significant permanent job creation, TischlerBise’s recommendation is to focus the linkage fee on nonresidential development and pursue other approaches for residential mitigation.

METHODOLOGY

The linkage fee analysis is comprised of two parts: (1) Mitigation Determination and (2) Linkage Fee Calculation. The following two diagrams outline the process under each part.

Figure 3. Mitigation Determination

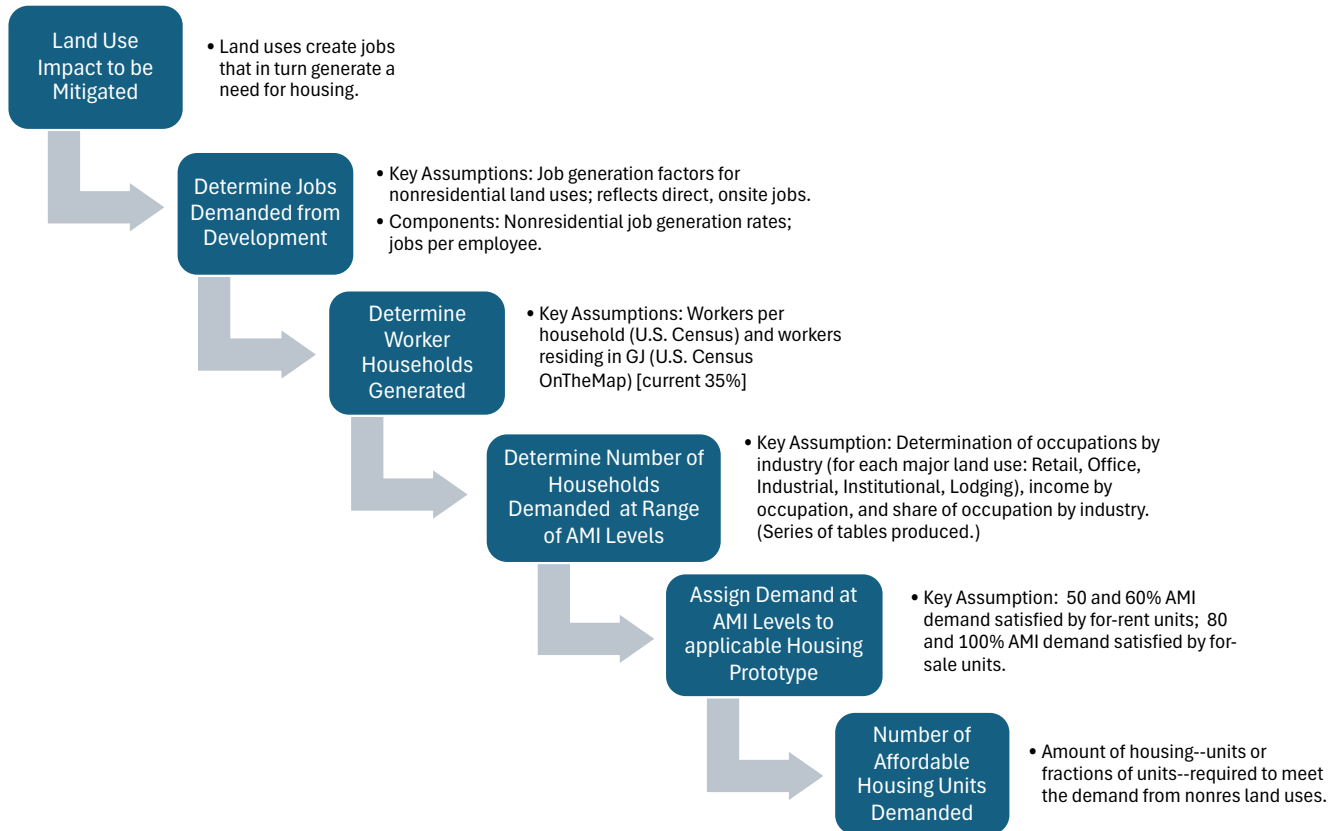
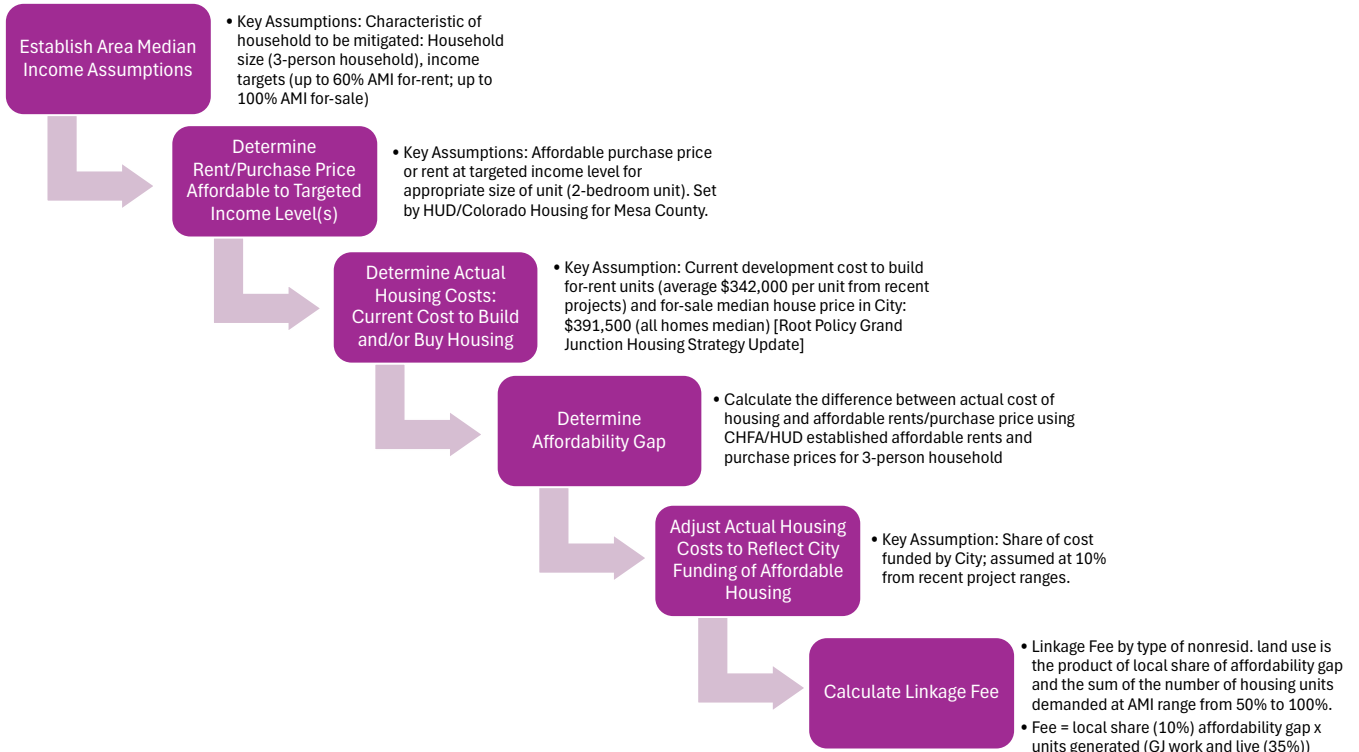


Figure 4. Linkage Fee Calculation



Each of the steps above is described in greater detail in the body of the report. The end point for the Affordable Housing Linkage Fee Support Study is the determination of demand for affordable housing units in the City of Grand Junction from different types of nonresidential development and to quantify the respective land use’s share of the cost to provide affordable housing. The following elements are included in the study along with a reference to the corresponding section of this report:

Mitigation Determination

1. Jobs generated from different types of nonresidential development (Report section: “Building Types and Industries”);
2. Number of workers estimated to be generated due to that development (Report section: “Worker Households”);
3. Income level of the workers and worker households generated which entails determining the following:
 - a. Type of occupations of the workers generated (Report section: “Occupations”);
 - b. Average salaries of those workers (Report section: “Household Income”);

- c. Average household income by type and size of household; (Report section: “Household Income”);
- d. Number and share of worker households by each income level group (e.g., below median household income level) (Report section: “Households by Income Level”);
4. Adjustment for workers who both live and work in Grand Junction (thus accounting for those workers who live outside of the City) (Report section: “Commuter Adjustment”);
5. Share of the new worker households/number of affordable housing units demanded by each type of nonresidential building at each income level (Report section: “Housing Demand”);

Linkage Fee Calculation

1. Types of housing units applicable to meet the needs of workers at different income levels (Report section: “Housing Prototypes”);
2. Cost per unit to construct two-bedroom affordable for-rent and median sale price of for-sale housing units (Report section: “Housing Costs”);
3. The difference between what households can afford to spend on housing costs and what it costs to produce or purchase housing in Grand Junction (Report section: “Affordability Gap”);
4. The maximum supportable cost per 1,000 square feet of nonresidential development needed to deliver affordable housing at targeted income levels and reflective of the City’s share of costs (Report section: “Maximum Supportable Affordable Housing Linkage Fees”).

It should be noted that throughout this report an **Industrial Building Prototype** is used to illustrate the methodology and calculations. The Appendix provides detailed data for all building prototypes.

A note on rounding: Calculations throughout this report are based on analysis conducted using Excel software. Results are discussed in the report using multiple decimal places (in most cases), which represent rounded figures. However, in some instances the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sums or products if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown).

BUILDING TYPES AND INDUSTRIES

This analysis uses seven building types to determine demand for affordable housing in Grand Junction, Colorado. The building types align with the Grand Junction Development Impact Fee update and include: retail/commercial; convenience commercial; office; institutional; industrial; warehousing; and lodging. Each building type consists of the following industries²:

1. **Retail / Commercial** includes retailers, food and drinking places, and personal services. Restaurants and other eating places, food and beverage stores, general merchandise stores, automobile dealers, and building material and supply stores account for the largest share of retail employment.
2. **Convenience Commercial** is a subset of the retail category; the prototype industry used for this analysis is a fast-food restaurant with large drive-through surrounded by a small surface parking lot with access to one or more commercial roads. Establishments have large carry-out clientele and can have long hours of service (including 24-hour service).
3. **Office** refers to a general office building housing multiple tenants including, but not limited to, professional services, insurance companies, investment brokers and tenant services such as banking, restaurants and service retail facilities.
4. **Institutional** includes hospitals, schools, and educational services.
5. **Industrial** refers to manufacturing facilities where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research and associated functions.
6. **Warehousing** is a subset of industrial land use category which is primarily devoted to the storage of materials, but it may also include office and maintenance areas.
7. **Lodging** reflects hotels, motels, and places providing short-term sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. RV Park is included as a related land use.

² Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Employment Factors

To estimate employment generated by nonresidential land uses, the study uses employee to building area (floor area) data published by the Institute of Transportation Engineers (ITE). The prototypes for each nonresidential land use along with the number of employees per 1,000 square feet of floor area are shown below in Figure 5.

Figure 5: Employee and Building Area Ratios

Land Use Type	ITE Code	Demand Unit	Employees per Demand Unit ¹
Retail/Commercial	820	1,000 SF	2.12
Convenience Commercial	934	1,000 SF	9.35
Office/Service	710	1,000 SF	3.26
Institutional	610	1,000 SF	2.86
Industrial	130	1,000 SF	1.16
Warehousing	150	1,000 SF	0.34
Hotel/Lodging	310	room	0.56
Hotel/Lodging ²	310	1,000 SF	0.93
RV Park ³	na	site	0.05

1. Institute of Transportation Engineers (ITE), Trip Generation Manual, 11th Edition, 2021 (unless otherwise specified)

2. Converted from per room factor assuming gross 600 sq.ft./room.

3. National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

WORKER HOUSEHOLDS

To calculate the demand for housing units from each building type, employees must first be converted to worker households. This excludes all households without workers and provides an accurate estimate of the number of housing units needed for workers.

Workers per worker household is the product of (1) workers and (2) households with at least one employed person. This ratio is calculated with data from the American Community Survey (ACS) 2018-2022, 5-year estimates provided by the U.S. Census in files known as Public Microdata Samples (PUMS). This data is available for areas with populations of at least 100,000 and therefore available for the City of Grand Junction, Colorado.

Per U.S. Census data, Grand Junction housed 1.8 workers per worker household—this includes full-time and part-time workers. This reveals worker households in the City house more than one worker per worker household; therefore, an additional housing unit will not be needed for every new employee. To determine the number of housing units needed for each building type’s employees, the number of new employees generated by each building type is divided by 1.8.

Figure 6: Worker Households

Grand Junction, CO

Residents in Labor Force	33,631
Worker Households	18,937
Workers per Household	1.8

Source: U.S. Census Bureau, 2022: ACS 5-Year Estimates Detailed Tables.

Commuter Analysis

Jobs located in Grand Junction are held by both city residents and non-residents. Therefore, an adjustment is made regarding the demand for housing from nonresidential development; namely to reflect the estimated share of workers who also live in the City of Grand Junction. Commuting data available from the U.S. Census Bureau’s online web application, OnTheMap, reveals that 35 percent of jobs in the City are held by City residents.

Figure 7: Resident Workers

Employed in Grand Junction	49,018
Employed and Living in Grand Junction	17,052
Share of GJ Workers Living in GJ	35.0%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

Both factors are applied to jobs created by nonresidential buildings to determine the worker households (i.e., housing units) demanded by each land use type. To determine housing demand from an average size building, all building types are represented as a 20,000-square-foot building throughout this analysis.

Figure 8: Employees and Households by Building Type

		BUILDING/LAND USE TYPE						
		Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Employees per 1,000 SF ¹		2.12	9.35	3.26	2.86	1.16	0.34	0.93
Employees per 20,000 Sq. Ft.		42.4	187.0	65.2	57.2	23.2	6.8	18.6
Worker Households ²	1.8	23.6	103.9	36.2	31.8	12.9	3.8	10.3
Resident Worker Households ³	0.4	8.3	36.4	12.7	11.1	4.5	1.3	3.6

1. Trip Generation, Institute of Transportation Engineers, 2021. (Institutional is Hospital; Lodging assumes gross 600 sq.ft./room per TischlerBise data.)

2. Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Public Use Microdata Areas 1001 (2010 PUMA) and 2501 (2020 PUMA).

3. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap web application, 2021.

OCCUPATIONS

The next step in the methodology is to determine the types of occupations³ generated by each building type. To do this, U.S. Census ACS PUMS data is used. Included are occupation estimates classified by industry using the standard North American Industry Classification System (NAICS) industry codes. Results are shown below in Figure 9.

Figure 9: Occupation Distribution

	BUILDING/LAND USE TYPE						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Occupation Distribution by Building Type¹							
Management Occupations	4.3%	4.3%	10.9%	4.1%	13.1%	13.1%	11.1%
Business and Financial Operations Occupations	2.9%	2.9%	5.2%	2.2%	2.0%	2.0%	0.0%
Computer and Mathematical Occupations	0.1%	0.1%	2.3%	2.2%	1.6%	1.6%	0.0%
Architecture and Engineering Occupations	0.0%	0.0%	2.5%	0.2%	3.7%	3.7%	2.0%
Life, Physical, and Social Science Occupations	0.5%	0.5%	1.4%	2.2%	0.7%	0.7%	0.0%
Community and Social Service Occupations	0.0%	0.0%	4.0%	3.1%	0.0%	0.0%	0.0%
Legal Occupations	0.0%	0.0%	1.6%	0.0%	0.0%	0.0%	0.0%
Education, Training, and Library Occupations	0.6%	0.6%	2.3%	61.1%	0.4%	0.4%	0.0%
Arts, Design, Entertainment, Sports, and Media Occupations	3.3%	3.3%	1.3%	2.4%	0.2%	0.2%	8.2%
Healthcare Practitioners and Technical Occupations	1.6%	1.6%	15.0%	0.6%	0.0%	0.0%	0.0%
Healthcare Support Occupations	0.0%	0.0%	10.3%	0.7%	0.0%	0.0%	0.0%
Protective Service Occupations	1.3%	1.3%	4.0%	0.5%	0.7%	0.7%	2.7%
Food Preparation and Serving Related Occupations	22.4%	22.4%	1.7%	3.2%	0.3%	0.3%	8.2%
Building and Grounds Cleaning and Maintenance Occupations	2.0%	2.0%	4.1%	5.6%	1.3%	1.3%	42.3%
Personal Care and Service Occupations	2.4%	2.4%	1.6%	1.1%	0.1%	0.1%	6.3%
Sales and Related Occupations	29.8%	29.8%	3.9%	0.0%	5.9%	5.9%	0.0%
Office and Administrative Support Occupations	9.5%	9.5%	15.9%	9.6%	10.4%	10.4%	12.0%
Farming, Fishing, and Forestry Occupations	0.2%	0.2%	0.1%	0.0%	2.5%	2.5%	0.0%
Construction and Extraction Occupations	0.6%	0.6%	0.8%	0.0%	20.6%	20.6%	0.0%
Installation, Maintenance, and Repair Occupations	3.1%	3.1%	4.6%	0.4%	4.5%	4.5%	1.9%
Production Occupations	2.8%	2.8%	2.9%	0.0%	13.7%	13.7%	0.0%
Transportation and Material Moving Occupations	12.5%	12.5%	3.7%	0.8%	18.1%	18.1%	5.4%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Retail/Commercial and Convenience Commercial reflect the retail industry category; Industrial and Warehousing reflect the industrial industry category.

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

³ Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses "major group level" (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

The next step involves converting the occupation distribution to worker households by occupation. Using the estimate of worker households in Figure 8 and the occupation distribution shown in Figure 9, the number of worker households per occupation for each of the building types can be estimated. For example, as shown below in Figure 10, transportation and material moving occupations account for 2.34 households of the industrial building type’s 12.9 total worker households.

Figure 10: Households by Occupation

Households per 20,000 SF by Occupation and Building Type ¹	BUILDING/LAND USE TYPE						
	Retail /	Convenience					
	Commercial	Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Management Occupations	1.00	4.42	3.93	1.31	1.70	0.50	1.14
Business and Financial Operations Occupations	0.69	3.04	1.87	0.70	0.26	0.08	0.00
Computer and Mathematical Occupations	0.03	0.13	0.82	0.69	0.20	0.06	0.00
Architecture and Engineering Occupations	0.00	0.00	0.92	0.07	0.48	0.14	0.21
Life, Physical, and Social Science Occupations	0.11	0.50	0.52	0.69	0.09	0.03	0.00
Community and Social Service Occupations	0.00	0.00	1.45	0.97	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.57	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.14	0.61	0.82	19.44	0.06	0.02	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.79	3.46	0.47	0.77	0.03	0.01	0.84
Healthcare Practitioners and Technical Occupations	0.38	1.67	5.42	0.20	0.00	0.00	0.00
Healthcare Support Occupations	0.01	0.05	3.73	0.21	0.00	0.00	0.00
Protective Service Occupations	0.31	1.39	1.45	0.15	0.09	0.03	0.28
Food Preparation and Serving Related Occupations	5.29	23.29	0.61	1.03	0.04	0.01	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.47	2.05	1.48	1.78	0.17	0.05	4.36
Personal Care and Service Occupations	0.57	2.50	0.59	0.35	0.01	0.00	0.64
Sales and Related Occupations	7.04	30.98	1.40	0.00	0.76	0.22	0.00
Office and Administrative Support Occupations	2.23	9.83	5.76	3.05	1.34	0.40	1.23
Farming, Fishing, and Forestry Occupations	0.05	0.22	0.02	0.00	0.32	0.09	0.00
Construction and Extraction Occupations	0.14	0.62	0.29	0.00	2.66	0.78	0.00
Installation, Maintenance, and Repair Occupations	0.74	3.25	1.68	0.12	0.59	0.17	0.20
Production Occupations	0.67	2.94	1.06	0.00	1.77	0.52	0.00
Transportation and Material Moving Occupations	2.94	12.96	1.34	0.27	2.34	0.69	0.55
Total Worker Households	23.60	103.90	36.20	31.80	12.90	3.80	10.30

1. TischlerBise calculation; based on data from U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

Income by Occupation

Income data for occupations by industry are also available from the U.S. Census ACS PUMS data for Grand Junction. Incomes are first adjusted to 2022 dollars with the ACS inflation factor and then updated to 2024 dollars by applying the percent increase in wages from the Quarterly Census of Employment and Wages (QCEW) for Mesa County. (QCEW provides the most current data with the limitation that it is only available at the county level. See Figure 12.)

Incomes by occupations are shown below in Figure 11 for the Industrial building prototype.

Figure 11: Income by Occupation for Industrial Building Prototype

Occupation Distribution	Grand Junction 2024 Average Income ¹	Occup. as Share of Industrial Workers ²	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
				Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	1.70
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.26
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.20
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.48
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.09
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.03
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.09
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.17
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.01
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.76
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	1.34
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.32
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	2.66
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.59
Production Occupations	\$49,947	13.7%	\$6,840	1.77
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	2.34
Weighted Average Annual Wage		100.0%	\$67,440	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 12: Income Adjustment to 2024 Dollars

Q1 2022	\$968
Q1 2024	\$1,140
Net Increase	\$172
Percent Increase	17.8%

Source: Labor Market Information, Quarterly Census of Employment and Wages (QCEW) Program for Mesa County (Average Weekly Wage, All Industries) accessed from Colorado Labor Market Information Gateway.

HOUSEHOLD INCOME

Estimating household income is a two-step process. This includes (1) determining household type and size (i.e., number of workers per household (with workers)) for each household size, and (2) estimating household income for each household type.

Worker by Industry by Household Type and Size

Data from U.S. Census ACS 2018-2022 5-Year Estimates identifies the number of workers by industry in each category of household type/size. This data is used to determine income by industry and household type/size. Figure 13 provides the distribution of workers by industry in each household size category.

Figure 13. Workers by Industry by Household Type and Size

Workers by Industry in Each Household Type

	1-person	2-person	3-person	4+ person	Grand Total
Retail	2,553	5,370	3,480	5,693	17,096
Office	4,397	10,715	5,993	9,367	30,472
Industrial	2,335	6,234	3,324	6,322	18,215
Institutional	1,785	2,791	1,670	1,460	7,706
Lodging	70	301	223	190	784
Not Included	0	18	0	0	18
Total	11,140	25,429	14,690	23,032	74,291

% Workers by Industry in Each Household Type

Retail	14.9%	31.4%	20.4%	33.3%	100.0%
Office	14.4%	35.2%	19.7%	30.7%	100.0%
Industrial	12.8%	34.2%	18.2%	34.7%	100.0%
Institutional	23.2%	36.2%	21.7%	18.9%	100.0%
Lodging	8.9%	38.4%	28.4%	24.2%	100.0%
Not Included	0.0%	100.0%	0.0%	0.0%	100.0%

Source: U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

TischlerBise then determined workers per worker household for each household type and summarized the median income by household size. Results are shown below in Figure 14. Knowing the number of workers in each household type is the basis for calculating household income.

Figure 14. Household Type and Size

	1 person	2 person	3 person	4+ person	Total
Workers ¹	11,140	25,429	14,690	23,032	74,291
Worker Households ^{1,2}	8,807	15,948	7,021	9,938	41,714
Workers per Worker Household	1.3	1.6	2.1	2.3	1.8
Median Income (Grand Junction) ³	\$66,000	\$75,400	\$84,800	\$94,200	

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for PUMAs 1001 (2010 PUMA) and 2501 (2020 PUMA).

2. Worker household is a household with at least one occupant in the labor force.

3. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Household Distribution by Type and Size

Determining the distribution of household types is the next step in the analysis. Because the number of workers or non-workers per household affects affordability, the study distributes households by the current share of household types.

Using data from the American Community Survey 2018-2022 5-year estimates, the number of worker households by each building type is estimated. This requires analyzing the ACS data and determining the share of each household type for each of the building types. The share of households by building type is applied to the corresponding estimate of households by occupation shown in Figure 10. Using the industrial building type as an example, Figure 15 shows the number of households by household type for each occupation. Notice the column on the right side of Figure 15 is identical to the industrial column in Figure 10. (Formula example: Management Occupations: 1.7 worker households (Figure 10) x 12.8% 1-person household (Figure 13) = 0.22

Figure 15. Worker Households by Household Type and Size for an Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.20
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	0.09
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.02	0.03	0.09
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	0.17
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.01
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	1.34
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	2.66
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.23	0.60	0.32	0.61	1.77
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	2.34
Total	1.66	4.40	2.39	4.46	12.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Household Income

The final step in estimating household income requires applying average compensation from Figure 11 to the number of workers per worker household from Figure 14. Shown in Figure 16 are estimates of household income by household type for industrial occupations.

Figure 16: Household Incomes by Type and Occupation for *Industrial Building Prototype*

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Income Limits

Affordability, in this study, is defined using official household income limits produced by the United States Department of Housing and Urban Development (HUD) for fiscal year 2024 for Mesa County. Area Median Income (AMI) for a 3-person household is \$84,800. As shown in Figure 17, income limits are based on the number of persons living in the household. Using these thresholds, it is possible to determine the number of households at each income level for each building type.

Figure 17: Household Income Limits

Household Income Level	% AMI	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person
20% AMI	20%	\$13,200	\$15,080	\$16,960	\$18,840	\$20,360	\$21,860
30% AMI	30%	\$19,800	\$22,620	\$25,440	\$28,260	\$30,540	\$32,790
40% AMI	40%	\$26,400	\$30,160	\$33,920	\$37,680	\$40,720	\$43,720
45% AMI	45%	\$29,700	\$33,930	\$38,160	\$42,390	\$45,810	\$49,185
50% AMI	50%	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650
55% AMI	55%	\$36,300	\$41,470	\$46,640	\$51,810	\$55,990	\$60,115
60% AMI	60%	\$39,600	\$45,240	\$50,880	\$56,520	\$61,080	\$65,580
70% AMI	70%	\$46,200	\$52,780	\$59,360	\$65,940	\$71,260	\$76,510
80% AMI	80%	\$52,800	\$60,320	\$67,840	\$75,360	\$81,440	\$87,440
100% AMI	100%	\$66,000	\$75,400	\$84,800	\$94,200	\$101,800	\$109,300
120% AMI	120%	\$79,200	\$90,480	\$101,760	\$113,040	\$122,160	\$131,160

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Households by Income Level

Shown below in Figure 18 are the percent of worker households in the industrial building prototype below the area median income for each household size/type.

Figure 18: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Based on the median incomes by household size and average incomes by occupation, the number of worker households generated by each nonresidential building type at each household income level (e.g., 50%, 60%, 80%, and 100% AMI) can be determined.

For example, worker households for the industrial building prototype of 20,000 square feet with household incomes between 60 and 80 percent of AMI are shown in Figure 19. The right column shows .35 households generated by the industrial building prototype falling within this income level. (See Appendix B for a series of tables for each nonresidential building type by household income level.)

Figure 19: 80% AMI Worker Households by Household Type and Occupation for Industrial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.03	0.00	0.03
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.04	0.11	0.09	0.11	0.35

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 20 below includes the number of households by income level for each building prototype (top half), and the percentage of households by income level for each building type (bottom half). This represents the share of households by building prototype in comparison to the median income for Mesa County.

Figure 20: Worker Households by Income Level (per 20,000 sq. ft. building prototype)

Households by Income Level ¹	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
	50% AMI and Below	4.73	20.85	0.50	3.64	0.09	0.01
60% AMI (Over 50 to 60% AMI)	5.89	26.00	1.33	0.24	0.12	0.04	2.65
80% AMI (Over 60 to 80% AMI)	6.20	27.26	4.88	2.47	0.35	0.10	3.39
100% AMI (Over 80 to 100% AMI)	3.80	16.74	5.24	2.45	0.47	0.14	0.00
120% AMI (Over 100 to 120% AMI)	0.10	0.45	4.85	12.13	2.73	0.82	0.10
120%+ AMI	2.87	12.63	19.39	10.89	9.15	2.69	2.12
Total Worker Households	23.59	103.93	36.19	31.82	12.91	3.80	10.32

Percentage of Households by Income Level ¹	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
	50% AMI and Below	20.1%	20.1%	1.4%	11.4%	0.7%	0.3%
60% AMI (Over 50 to 60% AMI)	25.0%	25.0%	3.7%	0.8%	0.9%	1.1%	25.7%
80% AMI (Over 60 to 80% AMI)	26.3%	26.2%	13.5%	7.8%	2.7%	2.6%	32.9%
100% AMI (Over 80 to 100% AMI)	16.1%	16.1%	14.5%	7.7%	3.6%	3.7%	0.0%
120% AMI (Over 100 to 120% AMI)	0.4%	0.4%	13.4%	38.1%	21.2%	21.6%	1.0%
120%+ AMI	12.2%	12.2%	53.6%	34.2%	70.9%	70.8%	20.5%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Commuter Adjustment

As noted above, an adjustment is recommended for commuters living outside of Grand Junction but working within the city limits as it is unreasonable to assume all new workers will live in Grand Junction. Using commuting data from the U.S. Census Bureau’s online web application, OnTheMap, TischlerBise determined 65 percent of Grand Junction’s workers live outside the city. To preserve the existing relationship between commuters and non-commuters, households are reduced to 35 percent—the share of Grand Junction’s workers who live in the city.

Figure 21: Worker Households in Grand Junction by Income Level (per 20,000 sq. ft. building prototype)

Resident Workers (Local %) ¹	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
	35.00%						
Households by Income Level ²	BUILDING/LAND USE TYPE (20,000 sq. ft. building)						
50% AMI and Below	1.66	7.30	0.18	1.27	0.03	0.00	0.72
60% AMI (Over 50 to 60% AMI)	2.06	9.10	0.47	0.08	0.04	0.01	0.93
80% AMI (Over 60 to 80% AMI)	2.17	9.54	1.71	0.86	0.12	0.04	1.19
100% AMI (Over 80 to 100% AMI)	1.33	5.86	1.83	0.86	0.16	0.05	0.00
120% AMI (Over 100 to 120% AMI)	0.04	0.16	1.70	4.25	0.96	0.29	0.04
120%+ AMI	1.00	4.42	6.79	3.81	3.20	0.94	0.74
Total	8.26	36.38	12.68	11.13	4.51	1.33	3.62

1. Grand Junction residents working in city limits; U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Qtr Employment, 2nd Qtr of 2021).

2. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

HOUSING DEMAND

To determine the housing need per 1,000 square feet of building area (to be used in the linkage fee calculation), worker households generated per 20,000 square feet of building area, shown above in Figure 21, are converted to households per 1,000 square feet by dividing household estimates by 20. Figure 22 below includes estimates for households by income level and industry (adjusted for resident workers) for each additional 1,000 square feet of building floor area.

Figure 22: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Housing Demand per 1,000 Sq. Ft. of Building Area¹							
50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000	0.0360
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	0.4130	1.8190	0.6340	0.5565	0.2255	0.0665	0.1810

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

HOUSING PROTOTYPES

The next step in the analysis is to determine the applicable types of housing units to meet the needs at each income level. The 2024 Grand Junction Housing Strategy Update and City staff provided direction on appropriate housing prototypes by income level per current City housing policy and programs.

- For 50% (50% and below) and 60% (over 50 to 60%) AMI, the analysis assumes a two-bedroom rental apartment.
- For 80% (over 60 to 80%) and 100% (over 80 to 100%) AMI, the housing prototype is a three-bedroom, owner-occupied, single family housing unit.
- The analysis **excludes** incomes at 120% AMI and above (over 100 to 120% and above), because current policies are not in place to offer housing assistance to these households with the linkage fee.

HOUSING COSTS

Several multifamily rental development projects are used to derive an average development cost per unit to represent the cost to build affordable units in the City of Grand Junction. Mother Teresa’s Place and The Current are all affordable (60% AMI or less); The Terminal and Liberty Apartments have not yet begun construction and are planned to be partially affordable (90% AMI); and Market Street and Struthers are market rate.

For owner-occupied units, the analysis assumes a median sales price of \$391,500 from the 2024 median sale price for all housing units in Mesa County from the 2024 Grand Junction Housing Strategy Update.

Figure 23: Multifamily Rental Unit Development Cost

Project	Year	Total Development Cost	Number of Units	Cost per Unit
Mother Teresa's Place	2023	\$14,457,857	40	\$361,446
The Current	2024	\$26,393,832	54	\$488,775
The Terminal	2024 estimate	\$35,960,234	106	\$339,247
Liberty Apartments	2024 estimate	\$20,667,214	72	\$287,045
Market Street	2022	\$23,976,000	72	\$333,000
Struthers	2022	\$16,992,000	48	\$354,000
The Junction	2022	\$82,898,639	256	\$323,823
Total / Weighted Average		\$221,345,776	648	\$341,583
Weighted Cost per Unit (Rounded)				\$342,000

Source: City of Grand Junction (for City and other local projects); Grand Junction Housing Authority

AFFORDABILITY GAP

The next step in the analysis is the difference between the cost of housing and the amount households can afford to pay for housing. This is known as the affordability gap. This analysis determines the affordability gap at 50%, 60%, 80% and 100% AMI income levels

As noted, the analysis uses a two-bedroom apartment for 50% and 60% AMI households. For rental prototypes, the affordability gap is the difference between the total development cost and private debt expense—debt supported by rental income.

For 80% and 100% AMI households, the analysis uses a three-bedroom single family housing unit. The affordability gap for ownership prototypes is the difference between the median sales price and the supported sales price based on 2024 Mesa County Area Median Income and Affordable Rents and Home Prices. See Figure 24.

Figure 24. Maximum Affordable Rents and Sale Prices

Housing Unit Size	MAXIMUM AFFORDABLE							
	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price	Monthly Rent	Sales Price
	50% AMI		60% AMI		80% AMI		100% AMI	
1-Person [0 Bdrm]	\$825	\$108,770	\$990	\$130,524	\$1,320	\$174,032	\$1,650	\$217,540
2-Person [1 Bdrm]	\$943	\$124,261	\$1,131	\$149,114	\$1,508	\$198,818	\$1,885	\$248,523
3-Person [2 Bdrm]	\$1,060	\$139,753	\$1,272	\$167,703	\$1,696	\$223,605	\$2,120	\$279,506
4-Person [3 Bdrm]	\$1,178	\$155,244	\$1,413	\$186,293	\$1,884	\$248,391	\$2,355	\$310,489
5-Person [3-4 Bdrm]	\$1,273	\$167,769	\$1,527	\$201,323	\$2,036	\$268,431	\$2,545	\$335,539
6-Person [4 Bdrm]	\$1,366	\$180,130	\$1,640	\$216,156	\$2,186	\$288,207	\$2,733	\$360,259

Source: City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

Rental Prototype

To estimate maximum housing costs for rental prototypes, the analysis assumes 30 percent of household income used for housing costs—less utilities paid by the tenant. Shown below in Figure 25, the affordability gap analysis for rental prototypes includes annual rental income, vacancy loss, operating expenses, property taxes, and replacement reserves. Combined, these provide the net operating income used to support private debt. Assuming a debt coverage ratio of 1.2, net operating income at each AMI level is calculated as shown to support debt service on a 30-year loan. For 50% AMI households, the net operating income supports annual debt service of \$4,510—a present value of \$62,100 on a 30-year loan. In other words, this is the maximum amount the income groups can afford to spend (based on the guidelines), which produce a revenue stream for development of the property.

The revenue stream indicated above is insufficient to cover the development costs. Assuming a total development cost of \$342,000 per unit for the rental prototype, the affordability gap for 50% AMI households is \$279,900 per unit and for 60% AMI households, \$263,900 per unit.

Figure 25: Rental Prototype Affordability Gap

Affordability Gap: Rental Units (per Unit)		50% AMI (Rental)	60% AMI (Rental)
<u>Income Parameters</u>			
Mesa County 3-Person AMI ¹		\$84,800	\$84,800
Household Income (at Respective %AMI) ¹		\$42,400	\$50,880
<u>Affordable 2-Bedroom Unit</u>			
Maximum Monthly Rent ²	30%	\$1,060	\$1,272
Utility Allowance ¹		(\$240)	(\$240)
Net Monthly Rent		\$820	\$1,032
<u>Operating Income</u>			
Annual Rental Income		\$9,840	\$12,384
Other Income		\$0	\$0
Annual Rental Income		\$9,840	\$12,384
<u>Operating Expenditures</u>			
Vacancy Loss ³	5%	(\$492)	(\$619)
Operating Expenses ⁴	40%	(\$3,936)	(\$4,954)
Total Expenditures		(\$4,428)	(\$5,573)
Net Operating Income (NOI) (Annual)		\$5,412	\$6,811
Supportable Debt Service ⁵	1.2	(\$4,510)	(\$5,676)
Cash Flow After Debt		\$902	\$1,135
<u>Affordability Gap</u>			
Development Cost ⁶		\$342,000	\$342,000
Total Development Cost		\$342,000	\$342,000
Supported Private Debt Expense ⁷	6.00%	\$62,100	\$78,100
Affordability Gap		(\$279,900)	(\$263,900)

1. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024).
2. 2024 Income Limit and Maximum Rent Tables for Mesa County, Colorado, CHFA (HUD Effective Date April 1, 2024). (Based on 30% household income available for rent.)
3. Industry standard.
4. Estimated percent of rental income for operations, maintenance, taxes, insurance, and reserves.
5. Industry standard of debt coverage ratio of 1.2 applied to NOI.
6. City of Grand Junction and Grand Junction Housing Authority
7. Present value of supportable debt service (from above) for a 30-year loan; fall 2024 general apartment loan interest rate.

Ownership Prototype

For ownership units, the analysis assumes the maximum affordable housing price as shown in Figure 24 and repeated in Figure 26. With a median sales price of \$391,500 for three-bedroom single family housing unit, the affordability gap for 80% AMI households is \$167,895 and \$111,994 for 100% AMI households.

Figure 26: Ownership Prototype Affordability Gap

Affordability Gap: Ownership Units	80% AMI (Owner)	100% AMI (Owner)
Mesa County 3-Person AMI ¹	\$84,800	\$84,800
Household Income (at Respective %AMI) ¹	\$67,840	\$84,800
<i>% of Median</i>	<i>80%</i>	<i>100%</i>
<u>Affordable Sale Price</u>		
Affordable Home Price ¹	\$223,605	\$279,506
Median Purchase Price: All Homes ²	\$391,500	\$391,500
<u>Affordability Gap</u>		
Median Sales Price: Mesa Co. 3-Bdrm SF House	\$391,500	\$391,500
Supported Sale Price	\$223,605	\$279,506
Affordability Gap³	(\$167,895)	(\$111,994)

1. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024.

2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.

3. A negative figure shown in (parentheses), reflects the gap between the cost to purchase a house and the resources available; a positive figure indicates that the income assumed is sufficient to purchase a housing unit.

Figure 27 provides a summary of calculated affordability gaps, by housing prototype and income level.

Figure 27: Summary of Assumptions and Affordability Gaps by Housing Prototype

Income	Prototype	Bedrooms	Type	Housing Cost Affordable at Income Level
50% AMI (Rental)	Rental	2	Apartment	\$820 / Month
60% AMI (Rental)	Rental	2	Apartment	\$1,032 / Month
80% AMI (Owner)	Ownership	3	Single Family	\$223,605
100% AMI (Owner)	Ownership	3	Single Family	\$279,506

Income	Prototype	Development Cost ¹	Median Sales Price ²	Supported Financing ³	Affordability Gap ^{4,5}
50% AMI (Rental)	Rental	\$342,000		\$62,100	(\$279,900)
60% AMI (Rental)	Rental	\$342,000		\$78,100	(\$263,900)
80% AMI (Owner)	Ownership		\$391,500	\$223,605	(\$167,895)
100% AMI (Owner)	Ownership		\$391,500	\$279,506	(\$111,994)

1. City of Grand Junction and Grand Junction Housing Authority
2. City of Grand Junction, Root Policy Research, and HUD 2024 income limits: "2024 Mesa County Area Median Income and Affordable Rents and Home Prices" in Grand Junction Housing Strategy Update 2024. Reflects detached and attached for-sale homes.
3. See supporting figures in report.
4. Difference between Development Cost or Median Sales Price and Supported Financing.
5. A negative figure shown in (parentheses), reflects the gap between the cost of developing or purchasing a unit and the resources available; a positive figure indicates that the income assumed is sufficient.

MAXIMUM SUPPORTABLE AFFORDABLE HOUSING LINKAGE FEES

To calculate maximum supportable affordable housing linkage fees, housing demand per square foot of building area is multiplied by the affordability gap estimates. An additional adjustment is needed to account for the City’s share of funding for affordable housing projects. Based on recent City participation in affordable housing development projects, an estimate of 10 percent City funding is assumed in the affordable housing linkage fee calculation.

Figure 28 repeats the housing demand in the City of Grand Junction per 1,000 square feet by nonresidential building type (repeated from Figure 22).

Figure 28: Housing Demand in Grand Junction per 1,000 Square Feet of Building Area

Housing Demand per 1,000 Sq. Ft. of Building Area ¹	BUILDING/LAND USE TYPE (per 1,000 sq. ft.)						
	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
	50% AMI and Below	0.0830	0.3650	0.0090	0.0635	0.0015	0.0000
60% AMI (Over 50 to 60% AMI)	0.1030	0.4550	0.0235	0.0040	0.0020	0.0005	0.0465
80% AMI (Over 60 to 80% AMI)	0.1085	0.4770	0.0855	0.0430	0.0060	0.0020	0.0595
100% AMI (Over 80 to 100% AMI)	0.0665	0.2930	0.0915	0.0430	0.0080	0.0025	0.0000
120% AMI (Over 100 to 120% AMI)	0.0020	0.0080	0.0850	0.2125	0.0480	0.0145	0.0020
120%+ AMI	0.0500	0.2210	0.3395	0.1905	0.1600	0.0470	0.0370
Total	0.4130	1.8190	0.6340	0.5565	0.2255	0.0665	0.1810

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis. Adjusted for resident workers.

Because current City policy and this linkage fee does not intend to assist households with incomes above 100 percent of area median income, the fee schedule in Figure 29 excludes demand from this AMI level.

Maximum supportable affordable housing linkage fees are shown in Figure 29. Based on the findings in the study, this is the maximum supportable fee amount based on the nexus between demand for affordable housing and costs (to the City of Grand Junction) to provide housing in Grand Junction. Affordable housing linkage fees may be adopted at levels lower than the maximum supportable fees.

Figure 29: Maximum Supportable Affordable Housing Linkage Fees by Land Use

Household Income Level	Housing Prototype	Affordability Gap per Unit	Estimated City Funding % Share ²	Linkage Fees Per 1,000 Sq. Ft. ¹						
				Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
				10%						
50% AMI (Rental)	Rental	\$279,900	\$27,990	\$2,323	\$10,216	\$252	\$1,777	\$42	\$0	\$1,008
60% AMI (Rental)	Rental	\$263,900	\$26,390	\$2,718	\$12,007	\$620	\$106	\$53	\$13	\$1,227
80% AMI (Owner)	Ownership	\$167,895	\$16,790	\$1,822	\$8,009	\$1,436	\$722	\$101	\$34	\$999
100% AMI (Owner)	Ownership	\$111,994	\$11,199	\$745	\$3,281	\$1,025	\$482	\$90	\$28	\$0
Total				\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
										<i>Per Lodging Room³</i>
										<i>Per RV Park Site⁴</i>
										\$1,940
										\$174

1. TischlerBise analysis (housing demand per 1,000 square feet of building area multiplied by affordability gap); assumes 35% worker households in Grand Junction.

2. See supporting figures.

3. Converted from square feet based on 600 square feet of gross building area per room for lodging.

4. RV Park jobs per site of .05 multiplied by Lodging land use fee per job (\$3,477). See Appendix C for further detail.

Figure 30 provides the affordable housing linkage fee *per job* for each land use prototype, calculated by dividing the linkage fee per 1,000 sq. ft. by the average jobs per 1,000 sq. ft. (E.g., Retail/Commercial is \$7,608 per 1,000 sq. ft. divided by 2.12 jobs per 1,000 sq. ft. = \$3,589 per job (rounded)).

Figure 30. Maximum Supportable Affordable Housing Linkage Fees per Job

	Retail / Commercial	Convenience Commercial	Office	Institutional	Industrial	Warehousing	Lodging
Linkage Fee per 1,000 Sq. Ft.	\$7,608	\$33,513	\$3,333	\$3,087	\$286	\$75	\$3,234
Jobs per 1,000 Sq. Ft.	2.12	9.35	3.26	2.86	1.16	0.34	0.93
Linkage Fee per Job	\$3,589	\$3,584	\$1,022	\$1,079	\$247	\$221	\$3,477

APPENDIX A. GLOSSARY

Workers: Full and Part-time employees

Worker Household: Households with at least one worker

Occupation: A person's job or the type of work they do. Examples include a physical therapist, cashier, security guard, or electrician. The analysis uses "major group level" (per Standard Occupational Classification (SOC) (Bureau of Labor Statistics)).

Industry: The business activity of a person's employer or, if self-employed, of their company or business. Examples include a grocery store, hospital, bank, or aircraft manufacturer. Industries are classified by NAICS codes. *An industry includes people with different occupations who work for the same type of business.*

Sources: Bureau of Labor Statistics (<https://www.bls.gov/cps/definitions.htm>); U.S. Census (<https://www.census.gov/glossary/>)

APPENDIX B: SUPPORTING DATA

Nonresidential employee demand factor supporting data is provided below:

Figure 31. Employee Factors

ITE Code	Land Use Group	Demand Unit	Avg Wkdy Trip Ends Per Demand Unit ¹	Avg Wkdy Trip Ends Per Employee ¹	Employees Per Demand Unit	Square Feet Per Employee
130	Industrial Park	1,000 Sq Ft	3.37	2.91	1.16	864
150	Warehousing	1,000 Sq Ft	1.71	5.05	0.34	2,953
310	Hotel	room	7.99	14.34	0.56	na
310	Hotel (assume 600 sf per room)	1,000 Sq Ft			0.93	na
610	Hospital	1,000 Sq Ft	10.77	3.77	2.86	350
710	General Office (avg size)	1,000 Sq Ft	10.84	3.33	3.26	307
820	Shopping Center (avg size ~500ksf)	1,000 Sq Ft	37.01	17.42	2.12	471
934	Fast Food	1,000 Sq Ft	50.94	5.45	9.35	107

1. *Trip Generation*, Institute of Transportation Engineers (ITE), 11th Edition (2021).

Figure 32. RV Park Employee Factor

Median RV Park/Campground Profile

Employees (Full- and Part-Time)	5
Number of Sites	92
Employees per Site	0.05

Figures reflect medians from the Industry Benchmarking Survey conducted by ARVC and Readex Research in 2023.

Source: National Association of RV Parks & Campgrounds (ARVC), "2023 Outdoor Hospitality Industry Benchmarking Report."

APPENDIX C. BUILDING PROTOTYPE DETAIL

Included in the appendix are the following tables for each building prototype:

1. Income by Occupation
2. Household Distribution
3. Household Income
4. Percent of Median Income by Household Type and Occupation
5. Worker Households per 20,000 sq. ft. by AMI Level
 - a. 50% and Below
 - b. 60%
 - c. 80%
 - d. 100%
 - e. 120%
 - f. 120% and over

RETAIL / COMMERCIAL

Figure 33: Income by Occupation for Retail/Commercial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Retail Workers ²		Total Wrkr Households
				23.6
Management Occupations	\$63,532	4.3%	\$2,700	1.0
Business and Financial Operations Occupations	\$59,150	2.9%	\$1,730	0.7
Computer and Mathematical Occupations	\$68,170	0.1%	\$80	0.0
Architecture and Engineering Occupations	\$0	0.0%	\$0	0.0
Life, Physical, and Social Science Occupations	\$61,152	0.5%	\$300	0.1
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$26,414	0.6%	\$150	0.1
Arts, Design, Entertainment, Sports, and Media Occupations	\$23,504	3.3%	\$780	0.8
Healthcare Practitioners and Technical Occupations	\$105,514	1.6%	\$1,700	0.4
Healthcare Support Occupations	\$67,287	0.0%	\$30	0.0
Protective Service Occupations	\$13,791	1.3%	\$180	0.3
Food Preparation and Serving Related Occupations	\$20,805	22.4%	\$4,660	5.3
Building and Grounds Cleaning and Maintenance Occupations	\$32,002	2.0%	\$630	0.5
Personal Care and Service Occupations	\$17,318	2.4%	\$420	0.6
Sales and Related Occupations	\$34,081	29.8%	\$10,160	7.0
Office and Administrative Support Occupations	\$21,532	9.5%	\$2,040	2.2
Farming, Fishing, and Forestry Occupations	\$36,835	0.2%	\$80	0.0
Construction and Extraction Occupations	\$28,527	0.6%	\$170	0.1
Installation, Maintenance, and Repair Occupations	\$62,439	3.1%	\$1,950	0.7
Production Occupations	\$31,658	2.8%	\$900	0.7
Transportation and Material Moving Occupations	\$27,032	12.5%	\$3,370	2.9
Weighted Average Annual Wage		100.0%	\$32,030	23.6

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 34: Household Distribution for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.15	0.32	0.20	0.33	1.00
Business and Financial Operations Occupations	0.10	0.22	0.14	0.23	0.69
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	0.03
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	0.11
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.02	0.04	0.03	0.05	0.14
Arts, Design, Entertainment, Sports, and Media Occupatio	0.12	0.25	0.16	0.26	0.79
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	0.38
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.01
Protective Service Occupations	0.05	0.10	0.06	0.10	0.31
Food Preparation and Serving Related Occupations	0.79	1.66	1.08	1.76	5.29
Building and Grounds Cleaning and Maintenance Occupat	0.07	0.15	0.09	0.15	0.47
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	0.57
Sales and Related Occupations	1.05	2.21	1.43	2.34	7.04
Office and Administrative Support Occupations	0.33	0.70	0.45	0.74	2.23
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.01	0.02	0.05
Construction and Extraction Occupations	0.02	0.04	0.03	0.05	0.14
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	0.74
Production Occupations	0.10	0.21	0.14	0.22	0.67
Transportation and Material Moving Occupations	0.44	0.92	0.60	0.98	2.94
Total	3.52	7.42	4.80	7.85	23.60

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 35: Household Income for Retail/Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$82,591	\$101,651	\$133,417	\$146,123	\$114,357
Business and Financial Operations Occupations	\$76,895	\$94,640	\$124,215	\$136,045	\$106,470
Computer and Mathematical Occupations	\$88,621	\$109,072	\$143,157	\$156,791	\$122,706
Architecture and Engineering Occupations	\$0	\$0	\$0	\$0	\$0
Life, Physical, and Social Science Occupations	\$79,498	\$97,843	\$128,419	\$140,650	\$110,074
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$34,338	\$42,262	\$55,468	\$60,751	\$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	\$30,556	\$37,607	\$49,359	\$54,060	\$42,308
Healthcare Practitioners and Technical Occupations	\$137,168	\$168,822	\$221,579	\$242,681	\$189,924
Healthcare Support Occupations	\$87,473	\$107,659	\$141,302	\$154,759	\$121,116
Protective Service Occupations	\$17,929	\$22,066	\$28,962	\$31,720	\$24,824
Food Preparation and Serving Related Occupations	\$27,046	\$33,287	\$43,690	\$47,851	\$37,448
Building and Grounds Cleaning and Maintenance Occupations	\$41,603	\$51,203	\$67,205	\$73,605	\$57,604
Personal Care and Service Occupations	\$22,514	\$27,710	\$36,369	\$39,832	\$31,173
Sales and Related Occupations	\$44,305	\$54,529	\$71,570	\$78,386	\$61,345
Office and Administrative Support Occupations	\$27,991	\$34,451	\$45,216	\$49,523	\$38,757
Farming, Fishing, and Forestry Occupations	\$47,886	\$58,936	\$77,354	\$84,721	\$66,303
Construction and Extraction Occupations	\$37,084	\$45,642	\$59,906	\$65,611	\$51,348
Installation, Maintenance, and Repair Occupations	\$81,171	\$99,902	\$131,122	\$143,610	\$112,390
Production Occupations	\$41,155	\$50,652	\$66,481	\$72,813	\$56,984
Transportation and Material Moving Occupations	\$35,141	\$43,251	\$56,767	\$62,173	\$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 36: Percent of Median Income by Household Type and Occupation for Retail/Commercial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	52%	56%	65%	64%
Arts, Design, Entertainment, Sports, and Media Occupations	46%	50%	58%	57%
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	27%	29%	34%	34%
Food Preparation and Serving Related Occupations	41%	44%	52%	51%
Building and Grounds Cleaning and Maintenance Occupations	63%	68%	79%	78%
Personal Care and Service Occupations	34%	37%	43%	42%
Sales and Related Occupations	67%	72%	84%	83%
Office and Administrative Support Occupations	42%	46%	53%	53%
Farming, Fishing, and Forestry Occupations	73%	78%	91%	90%
Construction and Extraction Occupations	56%	61%	71%	70%
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	62%	67%	78%	77%
Transportation and Material Moving Occupations	53%	57%	67%	66%

Red indicates a value less than 100% (reflecting the median household income).

Figure 37: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.12	0.25	0.00	0.00	0.37
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.05	0.10	0.06	0.10	0.31
Food Preparation and Serving Related Occupations	0.79	1.66	0.00	0.00	2.45
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.18	0.12	0.19	0.57
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.33	0.70	0.00	0.00	1.03
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.37	2.89	0.18	0.29	4.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.02	0.04	0.00	0.00	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.16	0.26	0.42
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	1.08	1.76	2.84
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.45	0.74	1.19
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.02	0.00	0.00	0.00	0.02
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.44	0.92	0.00	0.00	1.36
Total	0.48	0.96	1.69	2.76	5.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 38: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.03	0.05	0.08
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.07	0.15	0.09	0.15	0.46
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	1.05	2.21	0.00	0.00	3.26
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.02	0.00	0.00	0.03
Construction and Extraction Occupations	0.00	0.04	0.03	0.05	0.12
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.10	0.21	0.14	0.22	0.67
Transportation and Material Moving Occupations	0.00	0.00	0.60	0.98	1.58
Total	1.23	2.63	0.89	1.45	6.20

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	1.43	2.34	3.77
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.01	0.02	0.03
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1.44	2.36	3.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 39: Worker Households per 20,000 sq. ft. by AMI Level for Retail/Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.10	0.00	0.00	0.00	0.10
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.10	0.00	0.00	0.00	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.15	0.32	0.20	0.33	1.00
Business and Financial Operations Occupations	0.00	0.22	0.14	0.23	0.59
Computer and Mathematical Occupations	0.00	0.01	0.01	0.01	0.03
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.02	0.04	0.02	0.04	0.12
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.06	0.12	0.08	0.13	0.39
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.11	0.23	0.15	0.25	0.74
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.34	0.94	0.60	0.99	2.87

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

CONVENIENCE COMMERCIAL

Figure 40: Income by Occupation for Convenience Commercial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Retail Workers ²		Total Wrkr Households
				103.9
Management Occupations	\$63,532	4.3%	\$2,700	4.4
Business and Financial Operations Occupations	\$59,150	2.9%	\$1,730	3.0
Computer and Mathematical Occupations	\$68,170	0.1%	\$80	0.1
Architecture and Engineering Occupations	\$0	0.0%	\$0	0.0
Life, Physical, and Social Science Occupations	\$61,152	0.5%	\$300	0.5
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$26,414	0.6%	\$150	0.6
Arts, Design, Entertainment, Sports, and Media Occupations	\$23,504	3.3%	\$780	3.5
Healthcare Practitioners and Technical Occupations	\$105,514	1.6%	\$1,700	1.7
Healthcare Support Occupations	\$67,287	0.0%	\$30	0.0
Protective Service Occupations	\$13,791	1.3%	\$180	1.4
Food Preparation and Serving Related Occupations	\$20,805	22.4%	\$4,660	23.3
Building and Grounds Cleaning and Maintenance Occupations	\$32,002	2.0%	\$630	2.0
Personal Care and Service Occupations	\$17,318	2.4%	\$420	2.5
Sales and Related Occupations	\$34,081	29.8%	\$10,160	31.0
Office and Administrative Support Occupations	\$21,532	9.5%	\$2,040	9.8
Farming, Fishing, and Forestry Occupations	\$36,835	0.2%	\$80	0.2
Construction and Extraction Occupations	\$28,527	0.6%	\$170	0.6
Installation, Maintenance, and Repair Occupations	\$62,439	3.1%	\$1,950	3.3
Production Occupations	\$31,658	2.8%	\$900	2.9
Transportation and Material Moving Occupations	\$27,032	12.5%	\$3,370	13.0
Weighted Average Annual Wage		100.0%	\$32,030	103.9

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 41: Household Distribution for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.66	1.39	0.90	1.47	4.42
Business and Financial Operations Occupations	0.45	0.96	0.62	1.01	3.04
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	0.13
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	0.50
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.09	0.19	0.12	0.20	0.61
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.70	1.15	3.46
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	1.67
Healthcare Support Occupations	0.01	0.02	0.01	0.02	0.05
Protective Service Occupations	0.21	0.44	0.28	0.46	1.39
Food Preparation and Serving Related Occupations	3.48	7.32	4.74	7.76	23.29
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	2.05
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	2.50
Sales and Related Occupations	4.63	9.73	6.31	10.32	30.98
Office and Administrative Support Occupations	1.47	3.09	2.00	3.27	9.83
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.04	0.07	0.22
Construction and Extraction Occupations	0.09	0.19	0.13	0.21	0.62
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	3.25
Production Occupations	0.44	0.92	0.60	0.98	2.94
Transportation and Material Moving Occupations	1.94	4.07	2.64	4.32	12.96
Total	15.54	32.64	21.15	34.60	103.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 42: Household Income for Convenience Commercial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$82,591	\$101,651	\$133,417	\$146,123	\$114,357
Business and Financial Operations Occupations	\$76,895	\$94,640	\$124,215	\$136,045	\$106,470
Computer and Mathematical Occupations	\$88,621	\$109,072	\$143,157	\$156,791	\$122,706
Architecture and Engineering Occupations	\$0	\$0	\$0	\$0	\$0
Life, Physical, and Social Science Occupations	\$79,498	\$97,843	\$128,419	\$140,650	\$110,074
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$34,338	\$42,262	\$55,468	\$60,751	\$47,544
Arts, Design, Entertainment, Sports, and Media Occupations	\$30,556	\$37,607	\$49,359	\$54,060	\$42,308
Healthcare Practitioners and Technical Occupations	\$137,168	\$168,822	\$221,579	\$242,681	\$189,924
Healthcare Support Occupations	\$87,473	\$107,659	\$141,302	\$154,759	\$121,116
Protective Service Occupations	\$17,929	\$22,066	\$28,962	\$31,720	\$24,824
Food Preparation and Serving Related Occupations	\$27,046	\$33,287	\$43,690	\$47,851	\$37,448
Building and Grounds Cleaning and Maintenance Occupations	\$41,603	\$51,203	\$67,205	\$73,605	\$57,604
Personal Care and Service Occupations	\$22,514	\$27,710	\$36,369	\$39,832	\$31,173
Sales and Related Occupations	\$44,305	\$54,529	\$71,570	\$78,386	\$61,345
Office and Administrative Support Occupations	\$27,991	\$34,451	\$45,216	\$49,523	\$38,757
Farming, Fishing, and Forestry Occupations	\$47,886	\$58,936	\$77,354	\$84,721	\$66,303
Construction and Extraction Occupations	\$37,084	\$45,642	\$59,906	\$65,611	\$51,348
Installation, Maintenance, and Repair Occupations	\$81,171	\$99,902	\$131,122	\$143,610	\$112,390
Production Occupations	\$41,155	\$50,652	\$66,481	\$72,813	\$56,984
Transportation and Material Moving Occupations	\$35,141	\$43,251	\$56,767	\$62,173	\$48,657

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 43: Percent of Median Income by Household Type and Occupation for Convenience Commercial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	125%	135%	157%	155%
Business and Financial Operations Occupations	117%	126%	146%	144%
Computer and Mathematical Occupations	134%	145%	169%	166%
Architecture and Engineering Occupations	0%	0%	0%	0%
Life, Physical, and Social Science Occupations	120%	130%	151%	149%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	52%	56%	65%	64%
Arts, Design, Entertainment, Sports, and Media Occupations	46%	50%	58%	57%
Healthcare Practitioners and Technical Occupations	208%	224%	261%	258%
Healthcare Support Occupations	133%	143%	167%	164%
Protective Service Occupations	27%	29%	34%	34%
Food Preparation and Serving Related Occupations	41%	44%	52%	51%
Building and Grounds Cleaning and Maintenance Occupations	63%	68%	79%	78%
Personal Care and Service Occupations	34%	37%	43%	42%
Sales and Related Occupations	67%	72%	84%	83%
Office and Administrative Support Occupations	42%	46%	53%	53%
Farming, Fishing, and Forestry Occupations	73%	78%	91%	90%
Construction and Extraction Occupations	56%	61%	71%	70%
Installation, Maintenance, and Repair Occupations	123%	132%	155%	152%
Production Occupations	62%	67%	78%	77%
Transportation and Material Moving Occupations	53%	57%	67%	66%

Red indicates a value less than 100% (reflecting the median household income).

Figure 44: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.52	1.09	0.00	0.00	1.61
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.44	0.28	0.46	1.39
Food Preparation and Serving Related Occupations	3.48	7.32	0.00	0.00	10.80
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.37	0.78	0.51	0.83	2.49
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	1.47	3.09	0.00	0.00	4.56
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	6.05	12.72	0.79	1.29	20.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.09	0.19	0.00	0.00	0.28
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.70	1.15	1.85
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	4.74	7.76	12.50
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	2.00	3.27	5.27
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.09	0.00	0.00	0.00	0.09
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	1.94	4.07	0.00	0.00	6.01
Total	2.12	4.26	7.44	12.18	26.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 45: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.12	0.20	0.32
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.31	0.64	0.42	0.68	2.05
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	4.63	9.73	0.00	0.00	14.36
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.03	0.07	0.00	0.00	0.10
Construction and Extraction Occupations	0.00	0.19	0.13	0.21	0.53
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.44	0.92	0.60	0.98	2.94
Transportation and Material Moving Occupations	0.00	0.00	2.64	4.32	6.96
Total	5.41	11.55	3.91	6.39	27.26

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	6.31	10.32	16.63
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.04	0.07	0.11
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	6.35	10.39	16.74

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 46: Worker Households per 20,000 sq. ft. by AMI Level for Convenience Commercial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.45	0.00	0.00	0.00	0.45
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.45	0.00	0.00	0.00	0.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.66	1.39	0.90	1.47	4.42
Business and Financial Operations Occupations	0.00	0.96	0.62	1.01	2.59
Computer and Mathematical Occupations	0.02	0.04	0.03	0.04	0.13
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.08	0.16	0.10	0.17	0.51
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.25	0.52	0.34	0.56	1.67
Healthcare Support Occupations	0.01	0.02	0.01	0.02	0.06
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.49	1.02	0.66	1.08	3.25
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	1.51	4.11	2.66	4.35	12.63

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

OFFICE

Figure 47: Income by Occupation for Office Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Office Workers ²		Total Wrkr Households
Management Occupations	\$104,330	10.9%	\$11,330	3.9
Business and Financial Operations Occupations	\$82,054	5.2%	\$4,250	1.9
Computer and Mathematical Occupations	\$86,446	2.3%	\$1,960	0.8
Architecture and Engineering Occupations	\$92,723	2.5%	\$2,350	0.9
Life, Physical, and Social Science Occupations	\$85,122	1.4%	\$1,230	0.5
Community and Social Service Occupations	\$58,664	4.0%	\$2,350	1.5
Legal Occupations	\$100,301	1.6%	\$1,570	0.6
Educational Instruction and Library Occupations	\$28,029	2.3%	\$640	0.8
Arts, Design, Entertainment, Sports, and Media Occupations	\$52,336	1.3%	\$680	0.5
Healthcare Practitioners and Technical Occupations	\$102,635	15.0%	\$15,370	5.4
Healthcare Support Occupations	\$32,748	10.3%	\$3,370	3.7
Protective Service Occupations	\$68,268	4.0%	\$2,740	1.5
Food Preparation and Serving Related Occupations	\$28,674	1.7%	\$480	0.6
Building and Grounds Cleaning and Maintenance Occupations	\$25,169	4.1%	\$1,030	1.5
Personal Care and Service Occupations	\$22,444	1.6%	\$360	0.6
Sales and Related Occupations	\$63,970	3.9%	\$2,470	1.4
Office and Administrative Support Occupations	\$44,884	15.9%	\$7,140	5.8
Farming, Fishing, and Forestry Occupations	\$24,786	0.1%	\$20	0.0
Construction and Extraction Occupations	\$55,937	0.8%	\$440	0.3
Installation, Maintenance, and Repair Occupations	\$54,482	4.6%	\$2,520	1.7
Production Occupations	\$44,073	2.9%	\$1,290	1.1
Transportation and Material Moving Occupations	\$40,130	3.7%	\$1,490	1.3
Weighted Average Annual Wage		100.0%	\$65,080	36.2

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 48: Household Distribution for Office Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.57	1.38	0.77	1.21	3.93
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	1.87
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	0.82
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	0.92
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	0.52
Community and Social Service Occupations	0.21	0.51	0.29	0.45	1.45
Legal Occupations	0.08	0.20	0.11	0.17	0.57
Education, Training, and Library Occupations	0.12	0.29	0.16	0.25	0.82
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.09	0.14	0.47
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	5.42
Healthcare Support Occupations	0.54	1.31	0.73	1.15	3.73
Protective Service Occupations	0.21	0.51	0.29	0.45	1.45
Food Preparation and Serving Related Occupations	0.09	0.21	0.12	0.19	0.61
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.52	0.29	0.46	1.48
Personal Care and Service Occupations	0.08	0.21	0.12	0.18	0.59
Sales and Related Occupations	0.20	0.49	0.28	0.43	1.40
Office and Administrative Support Occupations	0.83	2.02	1.13	1.77	5.76
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.01	0.02
Construction and Extraction Occupations	0.04	0.10	0.06	0.09	0.29
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.33	0.52	1.68
Production Occupations	0.15	0.37	0.21	0.33	1.06
Transportation and Material Moving Occupations	0.19	0.47	0.26	0.41	1.34
Total	5.21	12.71	7.12	11.15	36.20

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 49: Household Income for Office Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$135,628	\$166,927	\$219,092	\$239,958	\$187,793
Business and Financial Operations Occupations	\$106,671	\$131,287	\$172,314	\$188,725	\$147,698
Computer and Mathematical Occupations	\$112,379	\$138,313	\$181,536	\$198,825	\$155,602
Architecture and Engineering Occupations	\$120,541	\$148,358	\$194,719	\$213,264	\$166,902
Life, Physical, and Social Science Occupations	\$110,658	\$136,194	\$178,755	\$195,780	\$153,219
Community and Social Service Occupations	\$76,263	\$93,863	\$123,195	\$134,928	\$105,596
Legal Occupations	\$130,391	\$160,482	\$210,632	\$230,692	\$180,542
Education, Training, and Library Occupations	\$36,438	\$44,846	\$58,861	\$64,466	\$50,452
Arts, Design, Entertainment, Sports, and Media Occupations	\$68,037	\$83,738	\$109,906	\$120,373	\$94,205
Healthcare Practitioners and Technical Occupations	\$133,426	\$164,216	\$215,534	\$236,061	\$184,743
Healthcare Support Occupations	\$42,572	\$52,396	\$68,770	\$75,319	\$58,946
Protective Service Occupations	\$88,748	\$109,228	\$143,362	\$157,016	\$122,882
Food Preparation and Serving Related Occupations	\$37,276	\$45,879	\$60,216	\$65,951	\$51,614
Building and Grounds Cleaning and Maintenance Occupations	\$32,719	\$40,270	\$52,855	\$57,888	\$45,304
Personal Care and Service Occupations	\$29,177	\$35,910	\$47,132	\$51,620	\$40,398
Sales and Related Occupations	\$83,161	\$102,353	\$134,338	\$147,132	\$115,147
Office and Administrative Support Occupations	\$58,349	\$71,814	\$94,256	\$103,233	\$80,791
Farming, Fishing, and Forestry Occupations	\$32,222	\$39,657	\$52,050	\$57,007	\$44,615
Construction and Extraction Occupations	\$72,718	\$89,500	\$117,468	\$128,656	\$100,687
Installation, Maintenance, and Repair Occupations	\$70,826	\$87,171	\$114,412	\$125,308	\$98,067
Production Occupations	\$57,295	\$70,517	\$92,554	\$101,369	\$79,332
Transportation and Material Moving Occupations	\$52,169	\$64,208	\$84,272	\$92,298	\$72,233

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 50: Percent of Median Income by Household Type and Occupation for Office Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	205%	221%	258%	255%
Business and Financial Operations Occupations	162%	174%	203%	200%
Computer and Mathematical Occupations	170%	183%	214%	211%
Architecture and Engineering Occupations	183%	197%	230%	226%
Life, Physical, and Social Science Occupations	168%	181%	211%	208%
Community and Social Service Occupations	116%	124%	145%	143%
Legal Occupations	198%	213%	248%	245%
Education, Training, and Library Occupations	55%	59%	69%	68%
Arts, Design, Entertainment, Sports, and Media Occupations	103%	111%	130%	128%
Healthcare Practitioners and Technical Occupations	202%	218%	254%	251%
Healthcare Support Occupations	65%	69%	81%	80%
Protective Service Occupations	134%	145%	169%	167%
Food Preparation and Serving Related Occupations	56%	61%	71%	70%
Building and Grounds Cleaning and Maintenance Occupations	50%	53%	62%	61%
Personal Care and Service Occupations	44%	48%	56%	55%
Sales and Related Occupations	126%	136%	158%	156%
Office and Administrative Support Occupations	88%	95%	111%	110%
Farming, Fishing, and Forestry Occupations	49%	53%	61%	61%
Construction and Extraction Occupations	110%	119%	139%	137%
Installation, Maintenance, and Repair Occupations	107%	116%	135%	133%
Production Occupations	87%	94%	109%	108%
Transportation and Material Moving Occupations	79%	85%	99%	98%

Red indicates a value less than 100% (reflecting the median household income).

Figure 51: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.21	0.00	0.00	0.00	0.21
Personal Care and Service Occupations	0.08	0.21	0.00	0.00	0.29
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.29	0.21	0.00	0.00	0.50

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.12	0.29	0.00	0.00	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.09	0.00	0.00	0.00	0.09
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.52	0.00	0.00	0.52
Personal Care and Service Occupations	0.00	0.00	0.12	0.18	0.30
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.01	0.00	0.00	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.21	0.82	0.12	0.18	1.33

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 52: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.16	0.25	0.41
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.54	1.31	0.00	1.15	3.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.21	0.12	0.19	0.52
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.29	0.46	0.75
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.01	0.01
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.19	0.00	0.00	0.00	0.19
Total	0.73	1.52	0.57	2.06	4.88

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.73	0.00	0.73
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.83	2.02	0.00	0.00	2.85
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.15	0.37	0.00	0.00	0.52
Transportation and Material Moving Occupations	0.00	0.47	0.26	0.41	1.14
Total	0.98	2.86	0.99	0.41	5.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 53: Worker Households per 20,000 sq. ft. by AMI Level for Office Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.21	0.00	0.00	0.00	0.21
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.07	0.16	0.00	0.00	0.23
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	1.13	1.77	2.90
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.04	0.10	0.00	0.00	0.14
Installation, Maintenance, and Repair Occupations	0.24	0.59	0.00	0.00	0.83
Production Occupations	0.00	0.00	0.21	0.33	0.54
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.56	0.85	1.34	2.10	4.85

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.57	1.38	0.77	1.21	3.93
Business and Financial Operations Occupations	0.27	0.66	0.37	0.58	1.88
Computer and Mathematical Occupations	0.12	0.29	0.16	0.25	0.82
Architecture and Engineering Occupations	0.13	0.32	0.18	0.28	0.91
Life, Physical, and Social Science Occupations	0.08	0.18	0.10	0.16	0.52
Community and Social Service Occupations	0.00	0.51	0.29	0.45	1.25
Legal Occupations	0.08	0.20	0.11	0.17	0.56
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.09	0.14	0.23
Healthcare Practitioners and Technical Occupations	0.78	1.91	1.07	1.67	5.43
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.21	0.51	0.29	0.45	1.46
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.20	0.49	0.28	0.43	1.40
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.06	0.09	0.15
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.33	0.52	0.85
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	2.44	6.45	4.10	6.40	19.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INSTITUTIONAL

Figure 54: Income by Occupation for Institutional Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Households per 20,000 SF ³
	2024 Average Income ¹	of Institutional Workers ²		Total Wrkr Households
Management Occupations	\$94,030	4.1%	\$3,870	31.8
Business and Financial Operations Occupations	\$38,596	2.2%	\$850	0.7
Computer and Mathematical Occupations	\$86,600	2.2%	\$1,880	0.7
Architecture and Engineering Occupations	\$6,148	0.2%	\$10	0.1
Life, Physical, and Social Science Occupations	\$81,029	2.2%	\$1,750	0.7
Community and Social Service Occupations	\$42,109	3.1%	\$1,290	1.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$52,056	61.1%	\$31,820	19.4
Arts, Design, Entertainment, Sports, and Media Occupations	\$35,645	2.4%	\$860	0.8
Healthcare Practitioners and Technical Occupations	\$84,220	0.6%	\$520	0.2
Healthcare Support Occupations	\$46,638	0.7%	\$310	0.2
Protective Service Occupations	\$18,879	0.5%	\$90	0.1
Food Preparation and Serving Related Occupations	\$28,616	3.2%	\$930	1.0
Building and Grounds Cleaning and Maintenance Occupations	\$35,862	5.6%	\$2,010	1.8
Personal Care and Service Occupations	\$4,691	1.1%	\$50	0.4
Sales and Related Occupations	\$0	0.0%	\$0	0.0
Office and Administrative Support Occupations	\$18,652	9.6%	\$1,790	3.1
Farming, Fishing, and Forestry Occupations	\$0	0.0%	\$0	0.0
Construction and Extraction Occupations	\$0	0.0%	\$0	0.0
Installation, Maintenance, and Repair Occupations	\$70,817	0.4%	\$280	0.1
Production Occupations	\$0	0.0%	\$0	0.0
Transportation and Material Moving Occupations	\$41,384	0.8%	\$350	0.3
Weighted Average Annual Wage		100.0%	\$48,660	31.8

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 55: Household Distribution for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.30	0.47	0.28	0.25	1.31
Business and Financial Operations Occupations	0.16	0.25	0.15	0.13	0.70
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	0.69
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	0.07
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	0.69
Community and Social Service Occupations	0.23	0.35	0.21	0.18	0.97
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	4.50	7.04	4.21	3.68	19.44
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.17	0.15	0.77
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	0.20
Healthcare Support Occupations	0.05	0.08	0.05	0.04	0.21
Protective Service Occupations	0.03	0.05	0.03	0.03	0.15
Food Preparation and Serving Related Occupations	0.24	0.37	0.22	0.20	1.03
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.39	0.34	1.78
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	0.35
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	3.05
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	0.12
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.06	0.10	0.06	0.05	0.27
Total	7.37	11.52	6.90	6.03	31.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 56: Household Income for Institutional Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$122,239	\$150,448	\$197,463	\$216,269	\$169,254
Business and Financial Operations Occupations	\$50,175	\$61,754	\$81,053	\$88,772	\$69,474
Computer and Mathematical Occupations	\$112,581	\$138,561	\$181,861	\$199,181	\$155,881
Architecture and Engineering Occupations	\$7,993	\$9,838	\$12,912	\$14,141	\$11,067
Life, Physical, and Social Science Occupations	\$105,338	\$129,647	\$170,162	\$186,368	\$145,853
Community and Social Service Occupations	\$54,742	\$67,374	\$88,429	\$96,851	\$75,796
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$67,672	\$83,289	\$109,317	\$119,728	\$93,700
Arts, Design, Entertainment, Sports, and Media Occupations	\$46,338	\$57,031	\$74,854	\$81,983	\$64,160
Healthcare Practitioners and Technical Occupations	\$109,485	\$134,751	\$176,861	\$193,705	\$151,595
Healthcare Support Occupations	\$60,629	\$74,621	\$97,940	\$107,267	\$83,948
Protective Service Occupations	\$24,543	\$30,206	\$39,646	\$43,421	\$33,982
Food Preparation and Serving Related Occupations	\$37,200	\$45,785	\$60,093	\$65,816	\$51,508
Building and Grounds Cleaning and Maintenance Occupations	\$46,621	\$57,380	\$75,311	\$82,483	\$64,552
Personal Care and Service Occupations	\$6,099	\$7,506	\$9,852	\$10,790	\$8,444
Sales and Related Occupations	\$0	\$0	\$0	\$0	\$0
Office and Administrative Support Occupations	\$24,248	\$29,843	\$39,169	\$42,899	\$33,573
Farming, Fishing, and Forestry Occupations	\$0	\$0	\$0	\$0	\$0
Construction and Extraction Occupations	\$0	\$0	\$0	\$0	\$0
Installation, Maintenance, and Repair Occupations	\$92,062	\$113,307	\$148,715	\$162,879	\$127,470
Production Occupations	\$0	\$0	\$0	\$0	\$0
Transportation and Material Moving Occupations	\$53,800	\$66,215	\$86,907	\$95,184	\$74,492

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 57: Percent of Median Income by Household Type and Occupation for Institutional Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	185%	200%	233%	230%
Business and Financial Operations Occupations	76%	82%	96%	94%
Computer and Mathematical Occupations	171%	184%	214%	211%
Architecture and Engineering Occupations	12%	13%	15%	15%
Life, Physical, and Social Science Occupations	160%	172%	201%	198%
Community and Social Service Occupations	83%	89%	104%	103%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	103%	110%	129%	127%
Arts, Design, Entertainment, Sports, and Media Occupations	70%	76%	88%	87%
Healthcare Practitioners and Technical Occupations	166%	179%	209%	206%
Healthcare Support Occupations	92%	99%	115%	114%
Protective Service Occupations	37%	40%	47%	46%
Food Preparation and Serving Related Occupations	56%	61%	71%	70%
Building and Grounds Cleaning and Maintenance Occupations	71%	76%	89%	88%
Personal Care and Service Occupations	9%	10%	12%	11%
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	37%	40%	46%	46%
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	139%	150%	175%	173%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	82%	88%	102%	101%

Red indicates a value less than 100% (reflecting the median household income).

Figure 58: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.03	0.02	0.01	0.08
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.03	0.05	0.03	0.03	0.14
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.08	0.13	0.08	0.07	0.36
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.71	1.11	0.66	0.58	3.06
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.84	1.32	0.79	0.69	3.64

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.24	0.00	0.00	0.00	0.24
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.24	0.00	0.00	0.00	0.24

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 59: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.16	0.00	0.00	0.00	0.16
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.18	0.28	0.00	0.00	0.46
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.37	0.22	0.20	0.79
Building and Grounds Cleaning and Maintenance Occupations	0.41	0.65	0.00	0.00	1.06
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.75	1.30	0.22	0.20	2.47

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.25	0.15	0.13	0.53
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.23	0.35	0.00	0.00	0.58
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.17	0.15	0.32
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.05	0.08	0.00	0.00	0.13
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.39	0.34	0.73
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.06	0.10	0.00	0.00	0.16
Total	0.34	0.78	0.71	0.62	2.45

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 60: Worker Households per 20,000 sq. ft. by AMI Level for Institutional Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.21	0.18	0.39
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	4.50	7.04	0.00	0.00	11.54
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.05	0.04	0.09
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.06	0.05	0.11
Total	4.50	7.04	0.32	0.27	12.13

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.30	0.47	0.28	0.25	1.30
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.16	0.25	0.15	0.13	0.69
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.16	0.25	0.15	0.13	0.69
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	4.21	3.68	7.89
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.05	0.07	0.04	0.04	0.20
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.03	0.04	0.03	0.02	0.12
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.70	1.08	4.86	4.25	10.89

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

INDUSTRIAL

Figure 61: Income by Occupation for Industrial Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Industrial Workers ²		Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	12.90
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.26
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.20
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.48
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.09
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.03
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.09
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.04
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.17
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.01
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.76
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	1.34
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.32
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	2.66
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.59
Production Occupations	\$49,947	13.7%	\$6,840	1.77
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	2.34
Weighted Average Annual Wage		100.0%	\$67,440	12.90

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 62: Household Distribution for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.20
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.01	0.03	0.02	0.03	0.09
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.01	0.02	0.06
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.02	0.03	0.09
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.06	0.03	0.06	0.17
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.01
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.17	0.46	0.25	0.47	1.34
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.34	0.91	0.49	0.92	2.66
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.23	0.60	0.32	0.61	1.77
Transportation and Material Moving Occupations	0.30	0.80	0.43	0.81	2.34
Total	1.66	4.40	2.39	4.46	12.90

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 63: Household Income for Industrial Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 64: Percent of Median Income by Household Type and Occupation for Industrial Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 65: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.01	0.01	0.01	0.03
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.01	0.01	0.01	0.01	0.04
Building and Grounds Cleaning and Maintenance Occupations	0.02	0.00	0.00	0.00	0.02
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.03	0.02	0.02	0.02	0.09

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.06	0.00	0.06	0.12
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.06	0.00	0.06	0.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 66: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.03	0.00	0.03
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.04	0.11	0.06	0.11	0.32
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.04	0.11	0.09	0.11	0.35

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.01	0.03	0.00	0.00	0.04
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.01	0.02	0.00	0.00	0.03
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.17	0.00	0.00	0.00	0.17
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.23	0.00	0.00	0.00	0.23
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.42	0.05	0.00	0.00	0.47

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 67: Worker Households per 20,000 sq. ft. by AMI Level for Industrial Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.02	0.03	0.05
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.01	0.02	0.03
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.01	0.03	0.00	0.00	0.04
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.46	0.00	0.00	0.46
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.34	0.91	0.00	0.00	1.25
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.60	0.00	0.00	0.60
Transportation and Material Moving Occupations	0.30	0.00	0.00	0.00	0.30
Total	0.65	2.00	0.03	0.05	2.73

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.22	0.58	0.31	0.59	1.70
Business and Financial Operations Occupations	0.03	0.09	0.05	0.09	0.26
Computer and Mathematical Occupations	0.03	0.07	0.04	0.07	0.21
Architecture and Engineering Occupations	0.06	0.16	0.09	0.17	0.48
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.02	0.03	0.05
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.10	0.26	0.14	0.26	0.76
Office and Administrative Support Occupations	0.00	0.00	0.25	0.47	0.72
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.49	0.92	1.41
Installation, Maintenance, and Repair Occupations	0.08	0.20	0.11	0.20	0.59
Production Occupations	0.00	0.00	0.32	0.61	0.93
Transportation and Material Moving Occupations	0.00	0.80	0.43	0.81	2.04
Total	0.52	2.16	2.25	4.22	9.15

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

WAREHOUSING

Figure 68: Income by Occupation for Warehousing Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Industrial Workers ²		Total Wrkr Households
Management Occupations	\$118,788	13.1%	\$15,620	3.80
Business and Financial Operations Occupations	\$99,567	2.0%	\$1,980	0.08
Computer and Mathematical Occupations	\$71,541	1.6%	\$1,130	0.06
Architecture and Engineering Occupations	\$91,155	3.7%	\$3,370	0.14
Life, Physical, and Social Science Occupations	\$41,290	0.7%	\$300	0.03
Community and Social Service Occupations	\$0	0.0%	\$0	0.00
Legal Occupations	\$0	0.0%	\$0	0.00
Educational Instruction and Library Occupations	\$47,030	0.4%	\$210	0.02
Arts, Design, Entertainment, Sports, and Media Occupations	\$18,816	0.2%	\$40	0.01
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.00
Healthcare Support Occupations	\$0	0.0%	\$0	0.00
Protective Service Occupations	\$55,886	0.7%	\$390	0.03
Food Preparation and Serving Related Occupations	\$17,079	0.3%	\$50	0.01
Building and Grounds Cleaning and Maintenance Occupations	\$24,313	1.3%	\$320	0.05
Personal Care and Service Occupations	\$37,507	0.1%	\$30	0.00
Sales and Related Occupations	\$99,314	5.9%	\$5,870	0.22
Office and Administrative Support Occupations	\$49,455	10.4%	\$5,160	0.40
Farming, Fishing, and Forestry Occupations	\$31,547	2.5%	\$780	0.09
Construction and Extraction Occupations	\$53,850	20.6%	\$11,110	0.78
Installation, Maintenance, and Repair Occupations	\$80,049	4.5%	\$3,640	0.17
Production Occupations	\$49,947	13.7%	\$6,840	0.52
Transportation and Material Moving Occupations	\$58,518	18.1%	\$10,600	0.69
Weighted Average Annual Wage		100.0%	\$67,440	3.80

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 69: Household Distribution for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.06	0.17	0.09	0.17	0.50
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	0.08
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	0.06
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	0.14
Life, Physical, and Social Science Occupations	0.00	0.01	0.01	0.01	0.03
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.01	0.00	0.01	0.02
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.01
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.01	0.00	0.01	0.03
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.01
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.02	0.01	0.02	0.05
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.03	0.08	0.04	0.08	0.22
Office and Administrative Support Occupations	0.05	0.14	0.07	0.14	0.40
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	0.09
Construction and Extraction Occupations	0.10	0.27	0.14	0.27	0.78
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	0.17
Production Occupations	0.07	0.18	0.09	0.18	0.52
Transportation and Material Moving Occupations	0.09	0.24	0.13	0.24	0.69
Total	0.48	1.32	0.68	1.32	3.80

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 70: Household Income for Warehousing Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$154,425	\$190,061	\$249,455	\$273,213	\$213,819
Business and Financial Operations Occupations	\$129,437	\$159,308	\$209,091	\$229,005	\$179,221
Computer and Mathematical Occupations	\$93,003	\$114,465	\$150,236	\$164,544	\$128,774
Architecture and Engineering Occupations	\$118,501	\$145,847	\$191,425	\$209,656	\$164,078
Life, Physical, and Social Science Occupations	\$53,676	\$66,063	\$86,708	\$94,966	\$74,321
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$61,139	\$75,248	\$98,763	\$108,169	\$84,654
Arts, Design, Entertainment, Sports, and Media Occupations	\$24,461	\$30,106	\$39,514	\$43,277	\$33,869
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$72,652	\$89,417	\$117,360	\$128,538	\$100,595
Food Preparation and Serving Related Occupations	\$22,203	\$27,326	\$35,866	\$39,282	\$30,742
Building and Grounds Cleaning and Maintenance Occupations	\$31,607	\$38,901	\$51,058	\$55,921	\$43,764
Personal Care and Service Occupations	\$48,759	\$60,011	\$78,764	\$86,265	\$67,512
Sales and Related Occupations	\$129,108	\$158,902	\$208,559	\$228,422	\$178,765
Office and Administrative Support Occupations	\$64,291	\$79,128	\$103,855	\$113,746	\$89,019
Farming, Fishing, and Forestry Occupations	\$41,011	\$50,475	\$66,248	\$72,557	\$56,784
Construction and Extraction Occupations	\$70,005	\$86,160	\$113,085	\$123,855	\$96,930
Installation, Maintenance, and Repair Occupations	\$104,064	\$128,079	\$168,103	\$184,113	\$144,089
Production Occupations	\$64,931	\$79,915	\$104,889	\$114,878	\$89,904
Transportation and Material Moving Occupations	\$76,073	\$93,629	\$122,888	\$134,591	\$105,332

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 71: Percent of Median Income by Household Type and Occupation for Warehousing Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	234%	252%	294%	290%
Business and Financial Operations Occupations	196%	211%	247%	243%
Computer and Mathematical Occupations	141%	152%	177%	175%
Architecture and Engineering Occupations	180%	193%	226%	223%
Life, Physical, and Social Science Occupations	81%	88%	102%	101%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	93%	100%	116%	115%
Arts, Design, Entertainment, Sports, and Media Occupations	37%	40%	47%	46%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	110%	119%	138%	136%
Food Preparation and Serving Related Occupations	34%	36%	42%	42%
Building and Grounds Cleaning and Maintenance Occupations	48%	52%	60%	59%
Personal Care and Service Occupations	74%	80%	93%	92%
Sales and Related Occupations	196%	211%	246%	242%
Office and Administrative Support Occupations	97%	105%	122%	121%
Farming, Fishing, and Forestry Occupations	62%	67%	78%	77%
Construction and Extraction Occupations	106%	114%	133%	131%
Installation, Maintenance, and Repair Occupations	158%	170%	198%	195%
Production Occupations	98%	106%	124%	122%
Transportation and Material Moving Occupations	115%	124%	145%	143%

Red indicates a value less than 100% (reflecting the median household income).

Figure 72: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.01	0.00	0.00	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.00	0.00	0.00	0.01

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.02	0.00	0.02	0.04
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.02	0.00	0.02	0.04

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 73: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.01	0.00	0.01
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.01	0.03	0.02	0.03	0.09
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.01	0.03	0.03	0.03	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.01	0.00	0.00	0.01
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.01	0.00	0.00	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.05	0.00	0.00	0.00	0.05
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.07	0.00	0.00	0.00	0.07
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.12	0.02	0.00	0.00	0.14

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 74: Worker Households per 20,000 sq. ft. by AMI Level for Warehousing Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.01	0.01	0.02
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.01	0.01
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.01	0.00	0.00	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.14	0.00	0.00	0.14
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.10	0.27	0.00	0.00	0.37
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.18	0.00	0.00	0.18
Transportation and Material Moving Occupations	0.09	0.00	0.00	0.00	0.09
Total	0.19	0.60	0.01	0.02	0.82

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.06	0.17	0.09	0.17	0.49
Business and Financial Operations Occupations	0.01	0.03	0.01	0.03	0.08
Computer and Mathematical Occupations	0.01	0.02	0.01	0.02	0.06
Architecture and Engineering Occupations	0.02	0.05	0.03	0.05	0.15
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.01	0.01
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.03	0.08	0.04	0.08	0.23
Office and Administrative Support Occupations	0.00	0.00	0.07	0.14	0.21
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.14	0.27	0.41
Installation, Maintenance, and Repair Occupations	0.02	0.06	0.03	0.06	0.17
Production Occupations	0.00	0.00	0.09	0.18	0.27
Transportation and Material Moving Occupations	0.00	0.24	0.13	0.24	0.61
Total	0.15	0.65	0.64	1.25	2.69

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

LODGING

Figure 75: Income by Occupation for Lodging Building Prototype

Occupation Distribution	Grand Junction	Occup. as Share	Average Income per HH (rounded)	Wrkr Households per 20,000 SF ³
	2024 Average Income ¹	of Lodging Workers ²		Total Wrkr Households
Management Occupations	\$159,478	11.1%	\$17,700	10.3
Business and Financial Operations Occupations	\$0	0.0%	\$0	0.0
Computer and Mathematical Occupations	\$0	0.0%	\$0	0.0
Architecture and Engineering Occupations	\$55,883	2.0%	\$1,140	0.2
Life, Physical, and Social Science Occupations	\$0	0.0%	\$0	0.0
Community and Social Service Occupations	\$0	0.0%	\$0	0.0
Legal Occupations	\$0	0.0%	\$0	0.0
Educational Instruction and Library Occupations	\$0	0.0%	\$0	0.0
Arts, Design, Entertainment, Sports, and Media Occupations	\$27,258	8.2%	\$2,230	0.8
Healthcare Practitioners and Technical Occupations	\$0	0.0%	\$0	0.0
Healthcare Support Occupations	\$0	0.0%	\$0	0.0
Protective Service Occupations	\$15,737	2.7%	\$420	0.3
Food Preparation and Serving Related Occupations	\$17,901	8.2%	\$1,460	0.8
Building and Grounds Cleaning and Maintenance Occupations	\$25,123	42.3%	\$10,640	4.4
Personal Care and Service Occupations	\$114,771	6.3%	\$7,170	0.6
Sales and Related Occupations	\$0	0.0%	\$0	0.0
Office and Administrative Support Occupations	\$26,548	12.0%	\$3,180	1.2
Farming, Fishing, and Forestry Occupations	\$0	0.0%	\$0	0.0
Construction and Extraction Occupations	\$0	0.0%	\$0	0.0
Installation, Maintenance, and Repair Occupations	\$104,367	1.9%	\$2,000	0.2
Production Occupations	\$0	0.0%	\$0	0.0
Transportation and Material Moving Occupations	\$3,934	5.4%	\$210	0.6
Weighted Average Annual Wage		100.0%	\$46,150	10.3

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

2. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary].

3. Worker Household estimate from U.S. Census data and ITE data.

Figure 76: Household Distribution for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Total
Worker Households per 20,000 sq. ft.¹					
Management Occupations	0.10	0.44	0.33	0.28	1.14
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.08	0.06	0.05	0.21
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.24	0.20	0.84
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.02	0.11	0.08	0.07	0.28
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.39	1.67	1.24	1.06	4.36
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	0.64
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.11	0.47	0.35	0.30	1.23
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	0.20
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	0.55
Total	0.93	3.95	2.94	2.50	10.30

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 77: Household Income for Lodging Building Prototype

	1 person	2 person	3 person	4+ person	Average
City of Grand Junction Avg. Household Income by Occupation per Household Size¹					
Management Occupations	\$207,322	\$255,165	\$334,904	\$366,800	\$287,061
Business and Financial Operations Occupations	\$0	\$0	\$0	\$0	\$0
Computer and Mathematical Occupations	\$0	\$0	\$0	\$0	\$0
Architecture and Engineering Occupations	\$72,647	\$89,412	\$117,353	\$128,530	\$100,589
Life, Physical, and Social Science Occupations	\$0	\$0	\$0	\$0	\$0
Community and Social Service Occupations	\$0	\$0	\$0	\$0	\$0
Legal Occupations	\$0	\$0	\$0	\$0	\$0
Education, Training, and Library Occupations	\$0	\$0	\$0	\$0	\$0
Arts, Design, Entertainment, Sports, and Media Occupations	\$35,436	\$43,613	\$57,242	\$62,694	\$49,065
Healthcare Practitioners and Technical Occupations	\$0	\$0	\$0	\$0	\$0
Healthcare Support Occupations	\$0	\$0	\$0	\$0	\$0
Protective Service Occupations	\$20,458	\$25,179	\$33,048	\$36,195	\$28,327
Food Preparation and Serving Related Occupations	\$23,271	\$28,641	\$37,592	\$41,172	\$32,221
Building and Grounds Cleaning and Maintenance Occupations	\$32,660	\$40,197	\$52,758	\$57,783	\$45,221
Personal Care and Service Occupations	\$149,202	\$183,634	\$241,019	\$263,973	\$206,588
Sales and Related Occupations	\$0	\$0	\$0	\$0	\$0
Office and Administrative Support Occupations	\$34,512	\$42,476	\$55,750	\$61,060	\$47,786
Farming, Fishing, and Forestry Occupations	\$0	\$0	\$0	\$0	\$0
Construction and Extraction Occupations	\$0	\$0	\$0	\$0	\$0
Installation, Maintenance, and Repair Occupations	\$135,677	\$166,987	\$219,170	\$240,043	\$187,860
Production Occupations	\$0	\$0	\$0	\$0	\$0
Transportation and Material Moving Occupations	\$5,115	\$6,295	\$8,262	\$9,049	\$7,082

1. U.S. Census Bureau, 2018-2022 American Community Survey 5-Year Estimates, Public Use Microdata Sample (PUMS) for Grand Junction City Public Use Microdata Area (PUMA) 1001 [2010 PUMA boundary] and 2501 [2020 PUMA boundary]. ACS income adjusted to constant 2022 dollars with ACS data. Average incomes adjusted to 2024 dollars using QCEW percent wage increase in Mesa County from 2022 to 2024.

Figure 78: Percent of Median Income by Household Type and Occupation for Lodging Building Prototype

Area Median Income-->	\$66,000	\$75,400	\$84,800	\$94,200
	1 person	2 person	3 person	4+ person
Percent of Median Income by Occupation				
Management Occupations	314%	338%	395%	389%
Business and Financial Operations Occupations	0%	0%	0%	0%
Computer and Mathematical Occupations	0%	0%	0%	0%
Architecture and Engineering Occupations	110%	119%	138%	136%
Life, Physical, and Social Science Occupations	0%	0%	0%	0%
Community and Social Service Occupations	0%	0%	0%	0%
Legal Occupations	0%	0%	0%	0%
Education, Training, and Library Occupations	0%	0%	0%	0%
Arts, Design, Entertainment, Sports, and Media Occupations	54%	58%	68%	67%
Healthcare Practitioners and Technical Occupations	0%	0%	0%	0%
Healthcare Support Occupations	0%	0%	0%	0%
Protective Service Occupations	31%	33%	39%	38%
Food Preparation and Serving Related Occupations	35%	38%	44%	44%
Building and Grounds Cleaning and Maintenance Occupations	49%	53%	62%	61%
Personal Care and Service Occupations	226%	244%	284%	280%
Sales and Related Occupations	0%	0%	0%	0%
Office and Administrative Support Occupations	52%	56%	66%	65%
Farming, Fishing, and Forestry Occupations	0%	0%	0%	0%
Construction and Extraction Occupations	0%	0%	0%	0%
Installation, Maintenance, and Repair Occupations	206%	221%	258%	255%
Production Occupations	0%	0%	0%	0%
Transportation and Material Moving Occupations	8%	8%	10%	10%

Red indicates a value less than 100% (reflecting the median household income).

Figure 79: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
50% AMI and Below					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.02	0.11	0.08	0.07	0.28
Food Preparation and Serving Related Occupations	0.08	0.32	0.24	0.20	0.84
Building and Grounds Cleaning and Maintenance Occupations	0.39	0.00	0.00	0.00	0.39
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.05	0.21	0.16	0.13	0.55
Total	0.54	0.64	0.48	0.40	2.06

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
60% AMI (Over 50 to 60% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.08	0.32	0.00	0.00	0.40
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	1.67	0.00	0.00	1.67
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.11	0.47	0.00	0.00	0.58
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.19	2.46	0.00	0.00	2.65

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 80: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
80% AMI (Over 60 to 80% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.24	0.20	0.44
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	1.24	1.06	2.30
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.35	0.30	0.65
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	1.83	1.56	3.39

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
100% AMI (Over 80 to 100% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.00	0.00	0.00
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00	0.00

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Figure 81: Worker Households per 20,000 sq. ft. by AMI Level for Lodging Building Prototype (continued)

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120% AMI (Over 100 to 120% AMI)					
Management Occupations	0.00	0.00	0.00	0.00	0.00
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.02	0.08	0.00	0.00	0.10
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.00	0.00	0.00	0.00	0.00
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.00	0.00	0.00	0.00	0.00
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.02	0.08	0.00	0.00	0.10

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.

Worker Households per 20,000 sq. ft. ¹	1 person	2 person	3 person	4+ person	Total
120%+ AMI					
Management Occupations	0.10	0.44	0.33	0.28	1.15
Business and Financial Operations Occupations	0.00	0.00	0.00	0.00	0.00
Computer and Mathematical Occupations	0.00	0.00	0.00	0.00	0.00
Architecture and Engineering Occupations	0.00	0.00	0.06	0.05	0.11
Life, Physical, and Social Science Occupations	0.00	0.00	0.00	0.00	0.00
Community and Social Service Occupations	0.00	0.00	0.00	0.00	0.00
Legal Occupations	0.00	0.00	0.00	0.00	0.00
Education, Training, and Library Occupations	0.00	0.00	0.00	0.00	0.00
Arts, Design, Entertainment, Sports, and Media Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Practitioners and Technical Occupations	0.00	0.00	0.00	0.00	0.00
Healthcare Support Occupations	0.00	0.00	0.00	0.00	0.00
Protective Service Occupations	0.00	0.00	0.00	0.00	0.00
Food Preparation and Serving Related Occupations	0.00	0.00	0.00	0.00	0.00
Building and Grounds Cleaning and Maintenance Occupations	0.00	0.00	0.00	0.00	0.00
Personal Care and Service Occupations	0.06	0.25	0.18	0.16	0.65
Sales and Related Occupations	0.00	0.00	0.00	0.00	0.00
Office and Administrative Support Occupations	0.00	0.00	0.00	0.00	0.00
Farming, Fishing, and Forestry Occupations	0.00	0.00	0.00	0.00	0.00
Construction and Extraction Occupations	0.00	0.00	0.00	0.00	0.00
Installation, Maintenance, and Repair Occupations	0.02	0.08	0.06	0.05	0.21
Production Occupations	0.00	0.00	0.00	0.00	0.00
Transportation and Material Moving Occupations	0.00	0.00	0.00	0.00	0.00
Total	0.18	0.77	0.63	0.54	2.12

1. U.S. Census, ACS 2018-22 (PUMS for Grand Junction); TischlerBise analysis.



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: December 16, 2024

Presented By: City Council

Department: City Council

Submitted By: Selestina Sandoval

Information

SUBJECT:

Possible 2025 Municipal Election Questions

EXECUTIVE SUMMARY:

Council has requested this time to discuss potential ballot items.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction's Regular Election will be coordinated with Mesa County Elections on April 8, 2025. The last regular City Council meeting before the February 7, 2025, deadline to certify ballot content is February 5, 2024.

Council requested five to six years' worth of data from past elections regarding tax-related ballot items. This information is listed in the attachment.

If Council were to decide to have further discussion regarding a revenue ballot question, the following will provide general guidelines regarding options and potential revenue generated:

- The City's current sales tax rate is 3.39 percent. 2 percent for the General Fund, .75 percent for the Sales Tax Capital Fund, .50 percent for the First Responder Fund, and .14 percent for the Community Recreation Center Tax Fund.
 - Potential sales tax revenue is estimated based on projected retail activity for 2025. For every increase of .25 percent, \$6.5 million in tax revenue is estimated to be generated.

- The City's current property tax mill levy is 8 mills, all for the General Fund.

- Potential property tax revenue is estimated based on the assessed valuations for the 2024 Levy/2025 Collection year. For every 1 mill increase, it is estimated to generate \$1.4 million in property tax.

FISCAL IMPACT:

This is for discussion purposes only.

SUGGESTED ACTION:

This is for discussion purposes only.

Attachments

1. Election Ballot Items 2018 - 2023

November 2018 Special Election

CITY OF GRAND JUNCTION QUESTION 2A:

SHALL THE CITY OF GRAND JUNCTION LODGING TAX BE INCREASED BY ONE MILLION EIGHT HUNDRED FIFTY THOUSAND DOLLARS (\$1,850,000) IN THE FIRST YEAR (2019), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER, BY THE ADOPTION OF AN ADDITIONAL THREE PERCENT (3%) TAX ON THE PRICE PAID FOR LODGING IN THE CITY, WITH THE ADDITIONAL THREE PERCENT (3%) TAX COLLECTED IN THE SAME MANNER AS THE CITY’S LODGING TAX; WITH ALL OR ANY PORTION OF THE NET PROCEEDS OF THE ADDITIONAL 3% LODGING TAX, AS DETERMINED BY THE CITY COUNCIL, BEING COLLECTED, RETAINED AND SPENT TO FUND PROMOTION AND MARKETING FOR TRAVEL AND TOURISM-RELATED ACTIVITIES SUCH AS AND INCLUDING BUT NOT LIMITED TO:

- MARKETING, TRAVEL AND TOURISM-RELATED ACTIVITIES THAT SUPPORT DESTINATION MARKETING OF THE AREA;
- MARKETING, SUPPORTING, AND/OR ARRANGING FOR ADDITIONAL DIRECT AIRLINE SERVICE TO AND FROM GRAND JUNCTION;
- MARKETING, PROMOTING, AND SPONSORING SPORTING ACTIVITIES, EVENTS, TOURNAMENTS, COMPETITIONS AND EXHIBITIONS;

EXCEPT THAT NO VENDOR PROCESSING FEE SHALL APPLY TO THE INCREASE AND SHALL THE REVENUES GENERATED BY SUCH TAX INCREASE AND PROCEEDS BE COLLECTED AND SPENT BY THE CITY AS A VOTER APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes/For	54.62%	14,484
No/Against	45.38%	12,033
		26,517

April 2019 Regular Election

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED \$5,300,000 ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE STARTING IN 2020), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, WHICH REVENUES SHALL BE GENERAL FUNDS OF THE CITY AND EXPENDED FOR TRANSPORTATION NETWORK IMPROVEMENTS INCLUDING WITHOUT LIMITATION BUILDING ROAD PROJECTS SUCH AS 29 ROAD AND I-70 INTERCHANGE, 24 ROAD WIDENING, CONSTRUCTION OF THE F1/2 ROAD PARKWAY, IMPROVING RURAL “FARM” ROADS IN THE NORTH AREA, REDLANDS, ORCHARD MESA AND PEAR PARK BY CONSTRUCTING TURN LANES, SIDEWALKS, BIKE LANES, CURB, GUTTER AND COMPARABLE IMPROVEMENTS THROUGH AN ADDITIONAL CITY-WIDE SALES AND USE TAX OF ONE QUARTER PERCENT (.25%) WHICH IS AN INCREASE OF ONE QUARTER CENT ON EACH TEN DOLLAR PURCHASE WITH THE INCREASED SALES AND USE TAX AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES CONSTITUTING A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Measure 2A	District A	District B	District C	District D	District E	TOTAL
YES/FOR	1,715	1,957	781	1,753	975	7,181
NO/AGAINST	2,055	2,616	1,217	2,487	1,661	10,036

CITY OF GRAND JUNCTION REFERRED MEASURE 2B

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED \$10,600,000 ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE STARTING IN 2020), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY IN EACH SUBSEQUENT YEAR, WHICH REVENUES SHALL BE GENERAL FUNDS OF THE CITY AND EXPENDED FOR POLICE, FIRE AND EMERGENCY MEDICAL SERVICES AND STATIONS INCLUDING WITHOUT LIMITATION:

- BUILDING, EQUIPPING AND STAFFING NEW FIRE STATIONS AND
- HIRING, EMPLOYING, TRAINING AND EQUIPPING POLICE OFFICERS, FIREFIGHTERS AND EMERGENCY MEDICAL SERVICE (EMS) PERSONNEL (FIRST RESPONDERS) AND 9-1-1 EMERGENCY DISPATCH, CODE ENFORCEMENT AND FIRST RESPONDER SUPPORT EMPLOYEES

THROUGH AN ADDITIONAL CITY-WIDE SALES AND USE TAX OF ONE HALF PERCENT (.50%) WHICH IS AN INCREASE OF ONE HALF CENT ON EACH TEN DOLLAR PURCHASE WITH THE INCREASED SALES AND USE TAX AND ANY EARNINGS FROM THE INVESTMENT OF SUCH REVENUES CONSTITUTING A VOTER APPROVED

REVENUE CHANGE AND AN EXCEPTION TO THE REVENUE AND SPENDING LIMITS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Measure 2B	District A	District B	District C	District D	District E	TOTAL
YES/FOR	2,099	2,647	1,027	2,354	1,263	9,390
NO/AGAINST	1,706	1,947	986	1,927	1,382	7,948

CITY OF GRAND JUNCTION REFERRED MEASURE 2C

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED \$8,250,000 ANNUALLY (FIRST FULL FISCAL YEAR DOLLAR INCREASE) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY A THIRTY-NINE HUNDREDTHS OF ONE PERCENT (0.39%) INCREASE IN THE CITY SALES AND USE TAX RATE, COMMENCING JANUARY 1, 2020, AND IN CONNECTION THEREWITH SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$79,000,000 MILLION, WITH A MAXIMUM REPAYMENT COST OF \$150,000,000 MILLION, PAYABLE FROM THE REVENUE GENERATED FROM SUCH SALES AND USE TAX RATE INCREASE AND ANY OTHER LEGALLY AVAILABLE REVENUE OF THE CITY, WITH THE PROCEEDS OF SUCH DEBT AND SUCH SALES AND USE TAX RATE INCREASE BEING USED AND SPENT FOR THE CONSTRUCTION AND/OR DEVELOPMENT OF A NEW COMMUNITY CENTER, A PORTION OF MATCHETT PARK, AND IMPROVEMENTS TO THE ORCHARD MESA POOL, GYMNASIUM, LOCKER ROOMS AND RELATED COMMUNITY SPACE AND THE OPERATION OF ALL OF THE FOREGOING; AND SHALL SUCH DEBT BE EVIDENCED BY REVENUE BONDS TO BE SOLD IN ONE OR MORE SERIES FOR A PRICE ABOVE OR BELOW THE PRINCIPAL AMOUNT OF SUCH SERIES AND ON TERMS AND CONDITIONS AND WITH SUCH MATURITIES AS ARE PERMITTED BY LAW, INCLUDING PROVISIONS FOR REDEMPTION OR EARLY PAYMENT OF SUCH REVENUE BONDS WITH OR WITHOUT A PREMIUM; AND SHALL THE CITY BE AUTHORIZED TO ISSUE DEBT TO REFUND THE DEBT AUTHORIZED BY THIS QUESTION AT A HIGHER OR LOWER INTEREST RATE, PROVIDED THAT AFTER THE ISSUANCE OF SUCH REFUNDING DEBT THE TOTAL OUTSTANDING PRINCIPAL AMOUNT OF ALL DEBT ISSUED PURSUANT TO THIS QUESTION DOES NOT EXCEED THE MAXIMUM PRINCIPAL AMOUNT SET FORTH ABOVE, AND PROVIDED FURTHER THAT ALL DEBT ISSUED BY THE CITY PURSUANT TO THIS QUESTION IS ISSUED ON TERMS THAT DO NOT EXCEED THE MAXIMUM REPAYMENT COST AUTHORIZED IN THIS QUESTION; AND SHALL SUCH SALES AND USE TAX RATE INCREASE REMAIN IN EFFECT FOLLOWING THE REPAYMENT OF THE FOREGOING DEBT AT THE SALES AND USE TAX RATE NECESSARY, NOT TO EXCEED THIRTY-NINE HUNDREDTHS OF ONE PERCENT (0.39%), TO OPERATE THE FOREGOING IMPROVEMENTS; AND SHALL THE REVENUE FROM SUCH SALES AND USE TAX RATE INCREASE AND THE PROCEEDS OF SUCH DEBT, TOGETHER WITH THE INVESTMENT EARNINGS DERIVED FROM THE SAME, BE COLLECTED, RETAINED AND SPENT AS A VOTER APPROVED REVENUE CHANGE AND AN EXCEPTION TO THE LIMITS WHICH WOULD OTHERWISE APPLY UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Measure 2C	District A	District B	District C	District D	District E	TOTAL
YES/FOR	1,737	2,166	910	1,965	1,112	7,890
NO/AGAINST	2,079	2,449	1,097	2,303	1,525	9,453

November 2019 Special Election

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT IMPOSING ANY NEW TAXES SHALL CITY OF GRAND JUNCTION, COLORADO (CITY) DEBT BE INCREASED UP TO \$70,000,000.00 WITH A REPAYMENT COST OF UP TO \$114,000,000.00 TO PROVIDE FINANCING FOR THE PURPOSE OF PAYING FOR ALL OR ANY PORTION OF THE COSTS OF THE DESIGN, CONSTRUCTION AND MAINTENANCE OF TRANSPORTATION IMPROVEMENTS WHICH INCLUDE SIDEWALK, ROAD, PEDESTRIAN AND BIKE ROUTE IMPROVEMENTS

- TO B 1/2 ROAD FROM 29 TO 29 3/4 ROADS,

- D 1/2 ROAD FROM 29 TO 30 ROAD,

- F 1/2 ROAD PARKWAY FROM 24 ROAD TO PATTERSON ROAD,

- F 1/2 ROAD FROM 30 TO 30 3/4 ROAD,

- G ROAD FROM 23 1/2 TO 24 1/2 ROAD,

- 24 ROAD FROM PATTERSON ROAD TO I-70,

- 24 1/2 ROAD FROM PATTERSON ROAD TO G 1/4 ROAD,

- 26 1/2 ROAD FROM HORIZON DRIVE TO SUMMERHILL WAY AND INCLUDING A BIKE AND PEDESTRIAN BRIDGE AT I-70,

- A ROUNDABOUT AT HORIZON DRIVE, G ROAD AND 27 1/2 ROAD INTERSECTION,

- AND INTERSECTION AND TURN LANE IMPROVEMENTS AT FIVE LOCATIONS ON PATTERSON ROAD, AND

- IMPROVEMENTS TO RIVER ROAD AND THE REDLANDS PARKWAY NEAR THE JUNIOR SERVICE LEAGUE PARK, INCLUDING A BIKE AND PEDESTRIAN PATH TO CONNECT TO CANYON VIEW PARK;

SHALL SUCH DEBT BE PAYABLE FROM SUCH CITY REVENUES AS THE CITY COUNCIL MAY DETERMINE AND BE ISSUED WITH SUCH TERMS AS THE CITY COUNCIL DETERMINES TO BE NECESSARY AND IN THE BEST INTERESTS OF THE CITY; AND WITHOUT ANY INCREASE OF ANY EXISTING TAX RATE AND WITHOUT IMPOSING ANY NEW TAXES, SHALL THE CITY BE AUTHORIZED BEGINNING IN 2023, TO CONTINUE TO COLLECT, RETAIN AND SPEND, UNTIL NO LATER THAN 2037, ALL REVENUES IN EXCESS OF AMOUNTS WHICH THE CITY IS PERMITTED TO COLLECT, RETAIN, AND SPEND UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION (TABOR) FOR THE PURPOSE OF PAYING CITY DEBT ISSUED FOR STREET IMPROVEMENT PROJECTS AND TO MAINTAIN NEW AND EXISTING TRANSPORTATION INFRASTRUCTURE?

Yes/For	54.63%	10,372
No/Against	45.38%	8,615
		18,987

November 2020 Special Election

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

WITHOUT ANY INCREASE IN TAXES OR DEBT (UNLESS THE VOTERS AUTHORIZE ANY INCREASE IN THE FUTURE), SHALL THE CITY OF GRAND JUNCTION, COLORADO BE AUTHORIZED TO COLLECT, RETAIN AND SPEND ALL REVENUES OVER THE AMOUNTS WHICH THE CITY IS PERMITTED TO COLLECT UNDER ARTICLE X, SECTION 20 (ALSO KNOWN AS THE TABOR AMENDMENT) OF THE COLORADO CONSTITUTION TO PAY FOR POLICE, FIRE, PARKS AND ANY OTHER GOVERNMENT SERVICES AND IMPROVEMENTS INCLUDING STREET IMPROVEMENT PROJECTS AND TRANSPORTATION INFRASTRUCTURE?

Yes/For	64.24%	22,758
No/Against	35.76%	12,665
		35,423

April 2021 Regular Election

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED BY TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$2,900,000) IN THE FIRST FULL FISCAL YEAR AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER BY INCREASING THE CITY SALES AND USE TAX ON THE RETAIL SALE OF REGULATED MARIJUANA AND MARIJUANA PRODUCTS FROM 3.25% TO 8.25% (WITH AUTHORIZATION THAT THE SPECIAL SALES AND USE TAX OF 5% COULD BE INCREASED IN THE FUTURE ABOVE 5% WITHOUT FURTHER VOTER APPROVAL SO LONG AS THE RATE OF THE SPECIAL SALES AND USE TAXATION DOES NOT EXCEED 15%) AND THE IMPOSITION OF AN EXCISE TAX OF 3% (WITH AUTHORIZATION THAT THE EXCISE TAX OF 3% COULD BE INCREASED IN THE FUTURE ABOVE 3% WITHOUT FURTHER VOTER APPROVAL SO LONG AS THE RATE OF THE EXCISE TAX DOES NOT EXCEED 10%) WHEN UNPROCESSED REGULATED MARIJUANA IS FIRST SOLD OR TRANSFERRED BY A REGULATED MARIJUANA CULTIVATION FACILITY AND IF THE TRANSFER OR SALE IS BETWEEN AFFILIATED REGULATED MARIJUANA BUSINESS LICENSEES THE TAX SHALL BE BASED ON THE AVERAGE MARKET RATE OF UNPROCESSED MARIJUANA, AND IF THE TRANSFER OR SALE IS BETWEEN UNAFFILIATED REGULATED MARIJUANA BUSINESS LICENSEES THE TAX SHALL BE BASED ON THE CONTRACT PRICE, WITH THE REVENUES FROM EXCISE AND THE SPECIAL SALES AND USE TAXES BEING USED FOR THE IMPROVEMENT AND PROTECTION OF THE COMMUNITY AND HEALTH AND WELFARE OF ITS CITIZENS AS FOLLOWS:

- THE ENFORCEMENT OF REGULATIONS ON THE REGULATED MARIJUANA INDUSTRY AND OTHER COSTS RELATED TO THE IMPLEMENTATION OF THE USE AND REGULATION OF REGULATED MARIJUANA AND LAWFUL UTILIZATION OF MARIJUANA; AND
- BUILDING, OPERATING AND MAINTAINING THE HIGHEST PRIORITY(IES) OF THE ADOPTED PARKS AND RECREATION OPEN SPACE (PROS) PLAN WHICH INCLUDE INDOOR AND OUTDOOR RECREATION AND PARK FACILITIES, CAPITAL IMPROVEMENTS AND ENHANCEMENTS TO THE CITY’S PARKS, TRAILS AND OPEN SPACE SYSTEM;

WITH ALL EXPENDITURES SUBJECT TO ANNUAL FINANCIAL AUDIT, AND MAY THE CITY COLLECT, RETAIN AND EXPEND ALL OF THE REVENUES OF ALL OF SUCH TAXES AND THE EARNINGS THEREON AS A VOTER-APPROVED REVENUE CHANGE WITHOUT LIMITATION OR CONDITION UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Measure 2A	District A	District B	District C	District D	District E	TOTAL
YES	2,417	2,337	1,151	1,991	1,359	9,255
NO	1,442	1,966	900	1,835	1,177	7,320

November 2022 Special Election

CITY OF GRAND JUNCTION REFERRED MEASURE 2A

SHALL THE CITY OF GRAND JUNCTION LODGING TAX BE INCREASED BY \$1,030,000.00 IN THE FIRST YEAR (2023), AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER. BY THE ADOPTION OF AN ADDITIONAL ONE PERCENT (1%) TAX ON THE PRICE PAID FOR LODGING IN THE CITY. WITH THE ADDITIONAL ONE PERCENT (1%) TAX COLLECTED IN THE SAME MANNER AS THE CITY'S LODGING TAX. AS AMENDED TO 2018. WITH ALL OR ANY PORTION OF THE NET PROCEEDS OF THE ADDITIONAL 1% LODGING TAX. AS DETERMINED BY THE CITY COUNCIL. BEING COLLECTED, RETAINED AND SPENT FOR DEVELOPING, FUNDING, AND IMPLEMENTING. IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GRAND JUNCTION AND THIS BALLOT QUESTION. AND CREATING INITIATIVES THAT FACILITATE THE DEVELOPMENT OF PARTNERSHIPS AMONG NON-PROFITS, THE PRIVATE SECTOR, AND GOVERNMENT(S) FOR THE ACQUISITION OF LAND AND/OR BUILDING(S). DEVELOPMENT, OPERATION, MAINTENANCE OF, AND ANY OTHER ACTION(S) BY THE CITY OR IN PARTNERSHIP, TO PROVIDE AFFORDABLE HOUSING FOR HOUSEHOLDS MAKING 80% OR LESS THAN THE AREA'S MEDIAN INCOME. AND FUNDING HOMEOWNERSHIP ASSISTANCE, SHARED AND SWEAT EQUITY PROGRAM(S) AND OTHER PROGRAM(S) TO FACILITATE HOMEOWNERSHIP, AND OTHER ACTION(S) AND PROGRAM(S) NOT INCONSISTENT WITH THESE PURPOSES, EXCEPT THAT NO VENDOR PROCESSING FEE SHALL APPLY TO THE TAX INCREASE. AND SHALL THE REVENUES GENERATED BY SUCH TAX INCREASE AND PROCEEDS BE COLLECTED AND SPENT BY THE CITY AS A VOTER APPROVED REVENUE CHANGE, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes/For	37.17%	10,849
No/Against	62.83%	18,335
		29,184

CITY OF GRAND JUNCTION REFERRED MEASURE 2B

SHALL THE CITY OF GRAND JUNCTION TAXES BE INCREASED BY \$325,000.00 IN THE FIRST YEAR (2023). AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY THE ADOPTION OF AN EIGHT PERCENT (8%) EXCISE TAX ON THE PRICE PAID FOR SHORT TERM RENTAL ACCOMMODATIONS IN THE CITY. WITH ALL OR ANY PORTION OF THE NET PROCEEDS OF THE EXCISE TAX ON SHORT TERM RENTAL ACCOMMODATIONS, AS DETERMINED BY THE CITY COUNCIL, BEING COLLECTED, RETAINED AND SPENT FOR DEVELOPING, FUNDING, AND IMPLEMENTING. IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF GRAND JUNCTION AND THIS BALLOT QUESTION. AND CREATING INITIATIVES THAT FACILITATE THE DEVELOPMENT OF PARTNERSHIPS AMONG NON-PROFITS, THE PRIVATE SECTOR, AND GOVERNMENTS) FOR THE ACQUISITION OF LAND AND/OR BUILDING(S), DEVELOPMENT, OPERATION, MAINTENANCE OF, AND ANY OTHER ACTION(S) BY THE CITY OR IN PARTNERSHIP. TO PROVIDE AFFORDABLE HOUSING FOR HOUSEHOLDS MAKING 80% OR LESS THAN THE AREA'S MEDIAN INCOME, AND FUNDING HOMEOWNERSHIP ASSISTANCE, SHARED AND SWEAT EQUITY PROGRAM(S) AND OTHER PROGRAM(S) TO FACILITATE HOMEOWNERSHIP, AND OTHER ACTION(S) AND PROGRAM(S) NOT INCONSISTENT WITH THESE PURPOSES. EXCEPT THAT NO VENDOR PROCESSING FEE SHALL APPLY TO THE TAX INCREASE, AND SHALL THE REVENUES GENERATED BY SUCH TAX INCREASE AND PROCEEDS BE COLLECTED AND SPENT BY THE CITY AS A VOTER APPROVED REVENUE CHANGE. WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

Yes/For	26.53%	7,740
No/Against	73.47%	21,432
		29,184

April 2023 Regular Election

CITY OF GRAND JUNCTION REFERRED MEASURE 1A

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED \$2,300,000 IN 2023 (BEGINNING IN JULY 2023) AND \$4,600,000 in 2024 (THE FIRST FULL FISCAL YEAR) AND BY WHATEVER AMOUNTS AS ARE GENERATED ANNUALLY THEREAFTER UNTIL DECEMBER 31, 2054 BY INCREASING THE CITY'S SALES AND USE TAX RATE FROM 3.25% TO 3.39% BEGINNING JULY 1, 2023 FOR THE PURPOSE OF GENERATING REVENUE TO FINANCE THE COSTS OF DEBT SERVICE, CONSTRUCTION, EQUIPPING, AND FURNISHING, AND IF AVAILABLE, OPERATING AND MAINTAINING, AN INDOOR COMMUNITY RECREATION CENTER (CRC) AT MATCHETT PARK WHICH AS DESCRIBED IN THE ADOPTED 2022 CRC PLAN IS PROJECTED TO PROVIDE AND MAY INCLUDE BUT NOT NECESSARILY BE LIMITED TO A MULTI-GENERATIONAL AQUATIC CENTER WITH A WARM WATER LEISURE POOL CONSISTING OF A LAZY RIVER, ZERO DEPTH ENTRY, WATER PLAYGROUND AND SLIDES, A COOL WATER LAP POOL, AND A WARM WATER THERAPY POOL, A MULTI-SPORT GYMNASIUM, AN INDOOR WALK/JOG TRACK, A FITNESS AND WEIGHTS AREA, MULTI-PURPOSE MEETING ROOMS, AND OTHER COMMUNITY GATHERING AND RECREATION SPACES, AND SHALL CITY OF GRAND JUNCTION DEBT BE INCREASED \$70,000,000 WITH A REPAYMENT COST OF \$148,500,000 TO PROVIDE FINANCING FOR THE COSTS OF CONSTRUCTION OF THE COMMUNITY RECREATION CENTER (CRC) WITH THE DEBT BEING PAYABLE FROM THE TAX INCREASE OR ANY OTHER GENERAL REVENUE OF THE CITY, PROVIDED THAT THE SPECIFIC TERMS OF THE DEBT, INCLUDING A PROVISION FOR EARLY REPAYMENT WITH OR WITHOUT A PREMIUM, AND THE PRICE AT WHICH IT WILL BE SOLD BEING DETERMINED BY THE CITY AS NECESSARY AND PRUDENT WITH THE CITY BEING AUTHORIZED TO IMPOSE, COLLECT, RETAIN AND SPEND SUCH REVENUES AND ANY INVESTMENT EARNINGS AND INTEREST ON SUCH REVENUES, AS A VOTER APPROVED REVENUE CHANGE UNDER ARTICLE X SECTION 20 OF THE COLORADO CONSTITUTION?

Measure 1A	District A	District B	District C	District D	District E	TOTAL
YES	2,650	3,063	1,471	2,358	1,517	11,059
NO	1,719	1,850	842	1,402	1,450	7,263