

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 49-25

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO SUBMIT A GRANT
REQUEST TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS UNDER THE
HB 24-1152 ACCESSORY DWELLING UNIT (ADU) GRANT PROGRAM**

RECITALS.

House Bill 24-1152, enacted by the Colorado General Assembly in 2024, established the Accessory Dwelling Unit (ADU) Grant Program to increase the supply of diverse and attainable housing options throughout the state. The legislation recognizes ADUs—self-contained residential units located on the same lot as a primary dwelling—as an important strategy for addressing housing shortages, supporting multigenerational living, and creating rental opportunities within existing neighborhoods.

The bill's intent is to provide financial resources to ADU Supportive Jurisdictions, municipalities or counties that have adopted policies, streamlined processes, and zoning regulations that remove barriers to ADU development. Funding through this program can be used to reduce costs, provide incentives, or otherwise facilitate the construction of ADUs, helping local governments accelerate production while maintaining quality design and neighborhood compatibility.


The City of Grand Junction formally applied for certification as an ADU Supportive Jurisdiction on June 30, 2025. Over the past three years, staff have advanced the City's original 2021 Housing Strategy 4: *Encourage development of accessory dwelling units (ADUs)* — now incorporated into Housing Strategy 11: *Monitor goal progress and housing program outcomes*. Efforts have focused on expanding housing options through significant code changes to encourage ADU construction, including zoning updates, streamlined permitting, and the creation of the City's ADU Production Program. This program provides incentives such as permit fee reimbursements, design resources, and technical assistance to homeowners interested in building an ADU.

Funding from the HB24-1152 ADU Grant Program will allow the City to continue operating the existing ADU Production Program and expand it to include additional incentives that directly reduce the cost burden for property owners and can help to increase the overall supply of rental and ownership housing in established neighborhoods that are naturally occurring affordable units (NOAH), and provide flexible housing options for multigenerational families, caregivers and residents aging in place.

The total project cost is \$450,000. The City of Grand Junction is requesting \$320,000 (75%) in grant funds and will contribute a local cash match of \$125,000 (25%) using 2025 budgeted funds.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Grand Junction does hereby authorize the City Manager to submit an application to the Colorado Department of Local Affairs for the HB24-1152 ADU Grant Program in the amount of \$320,000, with a local match of \$125,000, for a total project cost of \$450,000, all in accordance with the foregoing Recitals.

Dated this 20th day of August 2025.


Cody Kennedy
President of the City Council

ATTEST:


Selestina Sandoval
City Clerk

