

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 60-25

A RESOLUTION REPEALING RESOLUTION 97-22 AND ADOPTING A REVISED EXPEDITED
REVIEW POLICY FOR AFFORDABLE HOUSING PROJECTS

RECITALS.

In May 2021, the City of Grand Junction, in partnership with several housing agencies, completed the Grand Valley Housing Needs Assessment (HNA), which identified a 16% poverty rate—well above the state average—a rental housing gap of 2,160 units for extremely low-income households, a need for accessible housing for the 15% of residents living with a disability, and widespread issues with aging and substandard housing stock. These findings informed the City's adoption of twelve Housing Strategies later that year, and a thirteenth strategy shortly thereafter.

Building on this foundation, in October 2024 the City adopted an updated Housing Strategy reflecting current housing challenges and market conditions. The update showed that over 40% of renter households are cost-burdened, with the most acute rental gaps for households earning below 30% AMI. Rising home prices, now exceeding \$400,000, have further reduced ownership opportunities for households at or below 100% AMI, while increased investor activity has intensified competition and limited availability for local families. The updated strategy also emphasizes the importance of preserving existing affordable units and expanding accessible housing options to meet the needs of the community.

In November 2022, Colorado voters approved Proposition 123, which requires participating jurisdictions to: (1) Commit to an expedited review process for affordable housing developments; (2) Increase affordable housing production by three percent annually (nine percent over three years) from an established baseline; and (3) Ensure dedicated revenues for affordable housing are not used to supplant existing appropriations. The City formally made a commitment to Proposition 123 through Resolution 64-23.

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

The City Council hereby repeals Resolution 97-22 and adopts a revised Expedited Review Policy for Affordable Housing, as follows:

1. **Definitions.** Consistent with Proposition 123 and for the purpose of this Resolution,
 - a. *Affordable Housing* means :
 - i. For rental housing units, Affordable means that monthly rent is less than or equal to 30% of the monthly income of a household earning at or below 60% Area Median Income (AMI).

- ii. For for-sale housing units, Affordable means that monthly payments are less than or equal to 30% of the monthly income of a household at or below 100% Area Median Income (AMI).
 - b. *Complete Submittal* means a project that has been accepted by the Planning Division, has passed both completeness and sufficiency reviews, and has paid any applicable application fees.
 - c. *Days means calendar days.*
 - d. Final Decision means approval or denial by the appropriate decision-making body, as outlined in GJMC Ch. 21.02.
 - e. *Qualifying Projects* means
 - i. Any Project in which at least fifty percent (50%) of total units are designated as Affordable Housing; or
 - ii. Any project funded, or proposed to be funded, by a Prop 123 funding source including the Equity or Concessionary Debt programs; and,
 - iii. Any project funded, or proposed to be funded, through the City's Affordable and Attainable Housing Incentive adopted by Resolution 45-25.
 - f. *Qualifying Development Types* means
 - i. Site Plan
 - ii. Development Plan
 - iii. Conditional Use Permit or Approval
 - iv. Permitted Use Permit or Approval
 - v. Planned Development approval or amendment that is not limited to zoning approval or subdivision of land
 - vi. Building Permit
 - vii. Variance
 - viii. Construction or engineering documents that local regulations require be included in the types of applications listed above
 - ix. Modifications of site plan, development permit, variance, or required construction or engineering documents following initial approval of an Affordable Housing project.
2. **Expedited Review Commitment.** The City of Grand Junction will expedite review of all Qualifying Development Types for Qualifying Projects. The total expedited review period, inclusive of applicant response time, City review time and issuance by the City of a Final Decision, shall be completed within ninety (90) calendar days of a Complete Submittal, as required by Proposition 123, unless an extension occurs, as provided:
- a. An extension may be granted, at the request of a developer, to the expedited review period for an additional ninety days;
 - b. An extension may be granted for compliance with state law or court order; or
 - c. An extension may be granted for a review period required by another local government, tribal government, or agency, within the local government or tribal

government or outside, for any component of the application requiring that government's or agency's approval.

- d. The City may request one or more extension(s) to the expedited review period to address additional comments or concerns, allow for the submission of additional information, or to request revisions to an application. Such extensions shall not exceed the amount of time from the request to the submission of the applicant's response plus thirty days.
- e. Applicants are encouraged to acknowledge the extension notice in writing within 5 days of receipt.
- f. Applicants shall provide such additional information or responses promptly and shall, whenever practicable, provide a response within five business days.

3. Implementation.

- a. Participation in the expedited review process is voluntary, and Qualifying Projects are not obligated to utilize it.
- b. Successful participation in the program relies on a collaborative effort by both the City and the applicant to provide timely reviews and responses to comments.
- c. The City Manager, or designee, is hereby directed to implement this Resolution, coordinate reporting as required by Proposition 123, and file any necessary certifications with the Colorado Department of Local Affairs.

This Resolution shall be effective immediately and shall remain in effect unless repealed or superseded by future action of the City Council.

Passed and adopted this 17th day of September 2025.



Cody Kennedy
President of the City Council

ATTEST:



Selestina Sandoval
City Clerk

