

## **ORDINANCE NO. 5277**

### **AN ORDINANCE LEASING +/-3 ACRES OF CITY PROPERTY TO RURAL HOMES LOCATED AT 450 28 RD, GRAND JUNCTION, COLORADO PURSUANT TO VOTER APPROVAL**

#### **RECITALS:**

In January 2025, the City of Grand Junction acquired the 21.78-acre Salt Flats property to support future affordable and attainable housing development. Pursuant to this Ordinance and the lease approved hereby and herewith, a portion of the property, +/-3 acres, is leased ("Property Lease 1") to Rural Homes, an experienced affordable for-sale housing developer, for the development of approximately 48 deed-restricted for-sale homes targeted to households at or below 100% AMI.

In November 2023, City voters approved an amendment to the City Charter allowing the City to lease property by ordinance for affordable and/or workforce housing, as defined by the City Council, for a term not to exceed ninety-nine years. The City Council, having been duly advised in the premises, finds that the development facilitated with Property Lease 1 is for affordable and/or workforce housing as defined by the Council.

Rural Homes' proposal includes 48 lots across two parcels totaling +/-3 acres, consisting of approximately 10 single-family detached homes and 38 duplex homes, each with two on-lot parking spaces. The neighborhood design incorporates a mix of alley-loaded and front-loaded homes, ADA-compliant single-story ranch homes, and a family childcare home with a dedicated play yard and storage shed. Homes will meet all-electric, solar-ready Zero Energy Ready Home specifications. Rural Homes emphasizes long-term affordability through deed restrictions, appreciation caps, and avoidance of HOAs/metro districts.

Rural Homes anticipates, pending financing award, Phase 1 completion in Winter 2026 and Phase 2 by Spring 2027, coordinated with the broader site's infrastructure timeline and master plan.

The City Council, by and with approval of this Ordinance, confirms and ratifies the actions described in Property Lease 1 and finds that the lease advances public purposes and community interests, in furtherance of the development of the Salt Flats property for affordable housing and consistent with the purposes authorized by the voters.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:**

Incorporating the foregoing Recitals, the City Council does confirm and ratify the actions heretofore taken and more particularly described in the lease agreement by and between Rural Homes and the City of Grand Junction (Property Lease 1), a copy of which is attached and incorporated by this reference as if fully set forth, leasing the property therein described.

AND FURTHERMORE, BE IT ORDAINED, that this Ordinance, together with Property Lease 1, is deemed by the City Council to discharge the City Charter, as amended, and the laws and ordinances of the City of Grand Junction, Colorado, and overall support and advance the public health, safety, and welfare.

Introduced on first reading this 17<sup>th</sup> day of September 2025 and ordered to be published in pamphlet form.

Adopted on second reading this 1<sup>st</sup> day of October 2025 and ordered published in pamphlet form.



Cody Kennedy  
President of the City Council

ATTEST:



Selestina Sandoval  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5277 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17<sup>th</sup> of September, 2025, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 1<sup>st</sup> of October 2025, at which Ordinance No. 5277 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 6<sup>th</sup> day of October 2025.

  
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Deputy City Clerk

Published: September 20, 2025  
Published: October 4, 2025  
Effective: November 3, 2025

