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**GRAND JUNCTION CITY COUNCIL
MONDAY, JANUARY 26, 2026
SPECIAL WORKSHOP, 5:30 PM
FIRE DEPARTMENT TRAINING ROOM
625 UTE AVENUE**

1. Discussion Topics

- a. Housing Needs Assessment and Action Plan Update
- b. 2026 Communications and Engagement Overview
- c. Stadium 2026 Summer Use Agreement with Pecos League
- d. City Council Board and Commission Liaison Reports and Other Business During Regular City Council Meetings

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 by calling 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 6 p.m. at City Hall) and provide comments during “Citizen Comments.”
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: January 26, 2026

Presented By: Ashley Chambers, Housing Manager, Tamra Allen, Community Development Director

Department: Community Development

Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

Housing Needs Assessment and Action Plan Update

EXECUTIVE SUMMARY:

This update is provided to inform City Council on the status and overall approach to the City's Housing Needs Assessment (HNA) and Housing Action Plan (HAP) work being undertaken in response to Colorado Senate Bill 24-174 and the City Council's Strategic Framework. The City is currently completing the required Housing Needs Assessment, followed by development of a Housing Action Plan to identify actionable strategies to improve housing affordability, availability, and stability. This effort is being coordinated with Mesa County through a joint regional assessment and is aligned with preparation of the City's 2026–2030 CDBG 5-Year Consolidated Plan, a required document for HUD entitlement communities. To improve efficiency and ensure consistency across local, state, and federal planning requirements, these efforts are being developed concurrently, with completion anticipated by Summer/Early Fall 2026.

BACKGROUND OR DETAILED INFORMATION:

In 2024, the Colorado Senate passed Senate Bill 24-174, which established consistent housing planning requirements for local governments across Colorado. The law creates a statewide framework for how communities assess housing needs, plan for future housing, and align local efforts with state and federal housing goals. In response, the City of Grand Junction is currently working to complete the required Housing Needs Assessment (HNA) to better understand housing conditions, trends, and needs across the region followed by development of a Housing Action Plan (HAP). The HAP will identify actionable strategies to improve housing affordability, availability, and housing stability. This work will also inform the City's 2026–2030 Community Development Block Grant (CDBG) 5-Year Consolidated Plan, which is a required planning document

for the City as a CDBG entitlement community under the U.S. Department of Housing and Urban Development (HUD). To ensure efficiency and alignment across local, state, and federal housing planning requirements, the HNA, HAP, and Consolidated Plan will be developed concurrently, with full completion anticipated by Summer/Early Fall 2026.

The City has been awarded a \$63,750 Housing Planning Grant from the Colorado Department of Local Affairs (DOLA) to support this effort and will contribute \$21,250 in CDBG administrative funds as the required match. This approach allows the City to maximize resources while maintaining compliance with both DOLA’s Housing Action Plan Guide for Colorado Communities and HUD’s Consolidated Plan regulations. Additionally, by combining these efforts, staff time and financial resources are maximized to reduce duplication, streamline processes, and improve overall efficiency.

Background on Senate Bill 24-174

Senate Bill 24-174 (C.R.S. §§ 24-32-3701–3711) establishes statewide requirements for housing planning. The law requires local jurisdictions to:

- Complete a Housing Needs Assessment (HNA) by December 31, 2026;
- Complete a Housing Action Plan (HAP) by January 1, 2028; and
- Update both plans every six years thereafter.

Housing Action Plans must be responsive to local housing data, include strategies to address affordability and displacement risk, evaluate the impacts of zoning and density, and demonstrate inclusive public engagement throughout the planning process. Together, these requirements provide a framework for jurisdictions to translate data and analysis into actionable housing policies and measurable outcomes.

While the City has previously completed a Housing Needs Assessment and Housing Strategy, the timing of those documents does not meet the compliance requirements established under Senate Bill 24-174.

Consultant Selection and Regional Coordination

The City has contracted with Root Policy Research to complete the HNA and HAP. Root Policy prepared the City’s 2019 Housing Needs Assessment and 2024 Housing Strategy Update, maintaining a strong foundation of local knowledge and data continuity. Root Policy Research is a recognized leader in housing and community development planning across both urban and rural communities in Colorado and worked directly with the State of Colorado Department of Local Affairs (DOLA) to help design and author the state’s Housing Needs Assessment and Housing Action Plan guidelines. As a result, Root Policy is well-versed in the technical and legislative requirements introduced through SB24-174, including new standards for displacement

risk analysis, affordability strategy development, and inclusive public engagement.

The City of Grand Junction and Mesa County are partnering on a combined Housing Needs Assessment (HNA) to better understand housing conditions, trends, and needs across the region. By working together, the City and County can leverage shared data, regional market insights, and community input to create a more complete picture of local housing challenges and opportunities.

While the Housing Needs Assessment will be completed jointly, the City of Grand Junction and Mesa County will each develop their own separate Housing Action Plans. These plans will reflect the unique roles, responsibilities, and priorities of each jurisdiction, while remaining grounded in the same regional data and community feedback. The Housing Action Plan (HAP) will help identify actionable strategies to improve housing affordability, availability, and stability across the community.

Integration with the 2026–2030 CDBG Consolidated Plan

The Five Year Consolidated Plan is a HUD-required planning document that identifies community development and housing priorities and guides the use of federal CDBG funding. The City’s next Consolidated Plan (2026–2030) must be finalized by July 2026 and will align directly with the findings and recommendations of the HNA and HAP. Integrating these efforts ensures that state and federal housing goals are harmonized—providing a single, cohesive framework to guide housing investment, program design, and policy implementation.

Timeline and Coordination Plan

Phase	Seasonal Timeline	Key Activities & Deliverables
Phase 1 – Project Initiation & Data Gathering	Fall 2025 – Winter 2026	Execute consultant agreement and begin coordination. The first 90–120 days will focus on data collection and analysis using local housing data and the U.S. Census Bureau’s 2024 ACS 5-Year Data, historically released in early December.
Phase 2 – Public Engagement & Community Input	Winter – Spring 2026	Conduct inclusive engagement consistent with DOLA and HUD requirements, including surveys, focus groups, and public workshops. Outreach will ensure participation from populations at risk of displacement and those unable to attend traditional meetings, offering hybrid, multilingual, and accessible formats.

Phase 3 – Draft Plans & Strategy Development	Spring 2026	Root Policy will prepare draft versions of the HNA, HAP, and Consolidated Plan. Staff will coordinate logistics, compile data from partner agencies, and facilitate Council and stakeholder workshops to refine strategies and priorities.
Phase 4 – Finalization & Adoption	Summer/Fall 2026	Present final drafts for public hearing and adoption. Submit the final 2026–2030 Consolidated Plan to HUD by July 2026 and HNA/HAP deliverables to DOLA in Fall 2026.

Note: Potential federal government shutdowns could affect both data collection (such as delays in Census Bureau releases or access to federal datasets) and HUD’s submittal and review process for the Consolidated Plan. Staff will continue to coordinate closely with DOLA, HUD, and regional partners to monitor federal timelines and ensure a smooth, on-time process for all submissions and approvals.

Public Engagement Strategy

Public engagement is a statutory requirement under both C.R.S. 24-32-3705(2) and HUD 24 CFR Part 91. DOLA’s *Housing Action Plan Guide* outlines best practices that the City will implement to ensure an inclusive and transparent process.

The consultant’s Engagement Strategy, developed in alignment with both DOLA and HUD guidance, will include:

- **Inclusive Participation:** Intentional outreach to populations at risk of displacement, renters, and marginalized residents;
- **Flexible Access:** In-person, virtual, and drop-in engagement opportunities held at varied times and locations;
- **Educational Resources:** Clear, accessible materials that explain data findings, housing needs, and proposed actions;
- **Transparency:** Publication of summaries documenting participation, major themes, and how input informs the plan; and
- **Regional Coordination:** Shared engagement opportunities with Mesa County to broaden reach and reduce duplication.

Overview of the Community Engagement Approach

The Community Engagement Plan serves as a flexible framework to guide outreach, engagement, and information-gathering throughout the HNA process. While the plan outlines core engagement elements at the outset, it is intentionally designed as a living document that will be refined in coordination with City and County staff as the project

progresses.

The engagement approach prioritizes:

- Broad community participation across demographics and geographies
- Inclusion of voices that are traditionally underrepresented in housing planning
- Transparency around housing challenges, tradeoffs, and potential solutions
- Alignment with federal and state requirements, including SB24-174 and the CDBG 5-year Consolidated Plan guidelines

Root Policy Research, with support from City of Grand Junction and Mesa County staff, will lead facilitation, synthesis, and reporting of engagement outcomes.

Community Engagement Elements

Housing Needs Assessment:

- Community kick-off public meeting / open house;
- Comprehensive Resident survey;
- Resident focus groups in person;
- Stakeholder focus groups (in person and/or virtual) with follow-up interviews if/as needed;
- City Council/ BOCC Commission Workshop and/or Meetings

Housing Action Plan:

- Interviews with public elected officials, key stakeholder focus groups, and organizations
- Public Presentation Meetings (Council Workshops or Meetings)

Key steps include:

- Coordination with City and County staff to confirm dates, venues, and alignment with other community events
- Promotion through City and County communication channels and partner networks
- Compilation and synthesis of community input for inclusion in the HNA

Timeframes	Key Activities & Deliverables
January	Book venue and coordinate logistics for kick-off meeting and resident focus groups Finalize Survey Questions, Develop Promotional Materials & Translate materials

	<p>Publicize Community Kick-Off Meeting and Soft Launch Survey</p> <p>Root & Staff reach out to partner organizations to facilitate recruitment of resident focus groups</p> <p>Parks & Rec Marquee feature for Community Open House</p> <p>Social media campaigns for Open House & Survey</p> <p>Jan. 26th - Present Community Engagement Strategy to City Council Workshop</p>
February	<p>Online Promotion through Parks & Rec Newsletter & Marquee, & Peachjar to local D51 families</p> <p>Council campaigns, emails to stakeholders for distribution</p> <p>Social media campaigns continue Survey</p> <p>Parks & Rec Marquee feature for Housing Survey</p> <p>Feb. 12 - HNA Community Kick-Off Meeting & Resident Focus Groups</p> <p>Survey sent out to partner organizations, key employers, utility billing</p> <p>Survey Launch</p>
March	<p>Continue to promote Survey</p> <p>Survey Concludes</p> <p>Root will send an invitation to stakeholder participants and coordinate RSVP</p>
April/May	<p>Census/ACS and other local data sources analysis occurs</p> <p>Analyze Survey and Engagement Data</p> <p>Root will conduct Stakeholder focus groups</p> <p>Root will synthesize Stakeholder Data and add to community engagement section</p>
TBD	<p>Public Presentation of HNA data to City/Council (likely June)</p> <p>Public Presentation of HAP to City/County</p> <p>Recommendation and Adoption of HAP</p>

Next Steps

Staff will continue coordinating with Root Policy Research and Mesa County to finalize engagement logistics and ensure consistent, transparent communication throughout the process. Council Members will be invited to support outreach by sharing engagement opportunities with their networks, and periodic updates will be provided as the project

progresses through networks, Engage GJ project page, and social media. Staff will continue to update Council members through regular briefings.

FISCAL IMPACT:

For discussion purposes only.

SUGGESTED ACTION:

This item is for discussion purposes only.

Attachments

- 1. HNA Community Meeting - English
- 2. HNA Community Housing Survey - English
- 3. HNA Community Meeting flier - Spanish
- 4. HNA Community Survey - Spanish



Housing Needs Assessment & Action Plan COMMUNITY OPEN HOUSE

FEBRUARY 12, 2026 | 5-7 P.M.
MESA COUNTY CENTRAL LIBRARY
443 N 6TH ST, GRAND JUNCTION, CO 81501

Help shape the future of housing in our community. Share your thoughts on housing needs, neighborhood conditions, and what improvements would make a difference. Your feedback will help guide solutions and future plans.

RSVP (OPTIONAL):



bit.ly/RSVP-HNA

TAKE THE HOUSING SURVEY



bit.ly/4aOt48T

housing@gjcity.org | 970-256-4081



Housing Needs Assessment & Action Plan COMMUNITY HOUSING SURVEY

Help shape the future of housing in our community. Share your thoughts on housing needs, neighborhood conditions, and what improvements would make a difference. Your feedback will help guide solutions and future plans.

TAKE THE HOUSING SURVEY



bit.ly/4aOt48T

housing@gjcity.org | 970-256-4081



Evaluación de las Necesidades de Vivienda y Plan de Acción CASA ABIERTA COMUNITARIA

12 de Febrero de 2026 | 5-7 P.M.
MESA COUNTY LIBRARIES- BIBLIOTECA CENTRAL
443 N 6TH ST, GRAND JUNCTION, CO 81501

Ayude a definir el futuro de la vivienda en nuestra comunidad.
Comparta su opinión sobre las necesidades de vivienda, las
condiciones del vecindario y las mejoras que marcarían la diferencia.
Sus comentarios nos ayudarán a orientar soluciones y planes futuros.

RSVP (OPTIONAL):



bit.ly/RSVP-HNA

REALICE LA ENCUESTA
DE VIVIENDA



bit.ly/4aOt48T

housing@gjcity.org | 970-256-4081



Evaluación de las Necesidades de Vivienda y Plan de Acción

ENCUESTA SOBRE VIVIENDA EN LA COMUNIDAD

Ayude a definir el futuro de la vivienda en nuestra comunidad. Comparta su opinión sobre las necesidades de vivienda, las condiciones del vecindario y las mejoras que marcarían la diferencia. Sus comentarios nos ayudarán a orientar soluciones y planes futuros.

REALICE LA ENCUESTA DE VIVIENDA 



bit.ly/4aOt48T

housing@gjcity.org | 970-256-4081



Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: January 26, 2026

Presented By: Mike Bennett, City Manager, Kelsey Coleman, Jay Valentine, Chief Financial Officer

Department: City Manager's Office

Submitted By: Kelsey Coleman

Information

SUBJECT:

2026 Communications and Engagement Overview

EXECUTIVE SUMMARY:

In the spirit of one of the City's core values, continuous improvement, and in alignment with the Strategic Plan pillar of Government Transparency and Accountability, staff will present an overview of the City's 2026 communications and engagement approach focused on improving clear, consistent communication with the community. This includes a reimagined City Update, updates to the Sales & Use Tax Report to improve clarity, the City Manager's 2026 Engagement Plan, and continued planning for Meet You There events to expand opportunities for public connection with City leadership.

BACKGROUND OR DETAILED INFORMATION:

This overview of City 2026 communications and engagement efforts will highlight the four following items:

1. Overview of a Reimagined City Update

Staff will provide an overview of the reimagined City Update, formerly known as the Council Briefing, including its general purpose, format, and intended audience. Staff will also discuss the enhanced distribution approach for the City Update, with a focus on transparency and accountability and expanding the reach of City information.

2. Overview of New City Manager Engagement Plan

Staff will provide an overview of the City Manager's 2026 Engagement Plan. The plan is intended to create consistent and targeted opportunities for residents and community members to connect with the City Manager, ask questions face-to-face, and better understand City priorities, services, and ongoing work.

3. Discuss the Meet You There Strategy for 2026

Staff will discuss the continued Meet You There initiative for 2026, including broad goals, potential event formats, and community engagement outcomes. These events are intended to create both structured and informal opportunities for the public to connect with City Councilmembers.

4. Overview of Changes to the City’s Sales & Use Tax Report

Staff will provide an overview of updates to the Sales & Use Tax Report, including layout changes intended to improve clarity and make the report more digestible. These updates are intended to provide a clearer view of revenue trends that are used to inform City operations, financial planning, and long-term priorities.

FISCAL IMPACT:

No direct fiscal impact.

SUGGESTED ACTION:

N/A

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: January 26, 2026
Presented By: Ken Sherbenou, Parks and Recreation Director
Department: Parks and Recreation
Submitted By: Ken Sherbenou

Information

SUBJECT:

Stadium 2026 Summer Use Agreement with Pecos League

EXECUTIVE SUMMARY:

In the fall of 2025, news broke that the Grand Junction Jackalopes would not be returning to Suplizio Field at the Lincoln Park Sports Complex. Following that, several organizations contacted the City, indicating interest. To ensure a fair and transparent process, a Request for Proposals was released. Following interviews, the review committee opted to enter negotiations with the Pecos League. The terms offered are favorable to the City and provide activity during a time of year when most Stadiums of its kind are often dark. This item is for staff to update the City Council on the results of the recent Request for Proposals and next steps.

BACKGROUND OR DETAILED INFORMATION:

Each season with the Jackalopes included about 45 home games, and it was challenging to balance the needs of all Stadium partners. The Pecos League, on the other hand, is proposing only 18 games. This allows other uses at the Stadium and also reduces wear and tear on the complex. Additionally, the City negotiated favorable terms to achieve a sound fiscal position, in line with the Strategic Plan. There is also a staff cost savings from having the Pecos League cover event staffing costs through the parks and recreation department. Additional savings will be realized by the team performing some of their own maintenance and support during practices. In short, with about 1/3 of the games and the net fiscal impact of about 2/3 of the Jackalopes, the City stands to come ahead financially compared with the previous agreement for summer use. The community also benefits from the return of semi-professional baseball.

FISCAL IMPACT:

The negotiated contract terms include a \$ 700-per-game fee (higher than the Jackalopes), a 20% seat tax, and likely office rent. The total revenue is projected at an approximate net fiscal impact of \$60,000.

SUGGESTED ACTION:

For discussion only

Attachments

None



Grand Junction City Council

Workshop Session

Item #1.d.

Meeting Date: January 26, 2026
Presented By: Cody Kennedy, Councilmember
Department: City Council
Submitted By: Mike Bennett

Information

SUBJECT:

City Council Board and Commission Liaison Reports and Other Business During Regular City Council Meetings

EXECUTIVE SUMMARY:

This item was requested by Mayor Cody Kennedy to have a group discussion about how City Council utilizes the agenda items at regular City Council meetings for Boards and Commissions Liaison Reports and items discussed under Other Business.

BACKGROUND OR DETAILED INFORMATION:

This item was requested by Mayor Cody Kennedy to have a group discussion about how City Council utilizes the agenda items at regular City Council meetings for Boards and Commissions Liaison Reports and items discussed under Other Business.

FISCAL IMPACT:

There is no financial impact.

SUGGESTED ACTION:

For discussion only.

Attachments

None