

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

JULY 13, 2026

Meeting Convened: 5:30 p.m. The meeting was in-person at the Fire Department Training Room, 625 Ute Avenue, and live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout (virtual), Ben Van Dyke, and Mayor Laurel Lutz.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Community Development Director Tamra Allen, Housing Manager Ashley Chambers, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. Draft Housing Action Plan

Root Policy Research presented the draft Housing Action Plan (HAP), which builds upon the findings and Council input on the Housing Needs Assessment (HNA) presented in May 2026 and establishes a strategic framework for addressing Grand Junction's housing needs over the coming years. The HAP identifies actionable strategies, priorities, and implementation measures to increase housing affordability, expand housing choice, support attainable homeownership and rental opportunities, and address barriers to housing production. City staff and consultants presented the draft Housing Action Plan, seeking Council feedback before final adoption.

The presentation highlighted current housing challenges, including rising home prices and rents, housing affordability gaps, and the need for additional housing units over the next ten years. Staff emphasized that market-rate development alone will not address the community's affordable housing needs, requiring continued public partnerships, incentives, and strategic investments.

Staff also reviewed accomplishments from the current Housing Action Plan, including:

- Over 100 land use code improvements and expedited review processes for affordable housing developments.
- Approximately 725 housing units supported through City incentive programs.
- Strategic land acquisitions and partnerships for affordable housing projects.
- More than \$55 million invested in local housing initiatives since 2004.
- Successful implementation of the ADU program, resulting in increased production, shorter approval timelines, and significant private investment.
- Exceeding the City's Prop 123 housing commitment by producing 588 qualifying units compared to the required 374.

The draft Housing Action Plan is organized around four objectives:

- Increase housing supply through land use improvements, incentives, and strategic use of City-owned land.
- Improve housing affordability and stability through continued investment in housing and homelessness services.
- Preserve existing affordable housing.
- Strengthen implementation through regional partnerships, funding strategies, and community engagement.

Council expressed broad support for the direction of the Draft Housing Action Plan and acknowledged the City's measurable progress in housing production, partnerships, and affordable housing initiatives. The primary areas identified for continued discussion include sustainable funding mechanisms, continued regulatory improvements, strategic use of public land, and prioritization of implementation actions before adoption of the final Housing Action Plan.

2. Council Communication

Councilmembers discussed a quote in the Daily Sentinel by a Councilmember and general expectations for how Council represents the city as body as a whole.

3. Next Workshop Topics

City Manager Bennett summarized list of next workshop topics.

- August 3: Reports on the City's Funding Agreements for Comprehensive Solutions for Individuals Experiencing Homelessness and Local Preference Procurement
- August 17: Council norms of conduct workshop with CIRSA
- August 31: Overview of Budget Process and Financial Policies

4. Other Business

There was no other business.

5. Adjournment

There being no further business, the workshop was adjourned at 8:40 p.m.