



**CITY OF GRAND JUNCTION, COLORADO
RESOLUTION NO. 69-26**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO MAKE A PROP 123
COMMITMENT TO INCREASE AFFORDABLE HOUSING UNITS FOR THE 2027-
2029 CYCLE**

RECITALS.

Colorado voters approved Proposition 123 in November 2022, creating the State Affordable Housing Fund to support affordable housing development throughout Colorado. Participation in Proposition 123 is voluntary; however, local governments must adopt an affordable housing commitment every three years to maintain eligibility for all projects within its jurisdiction for state housing funding programs.

On October 18, 2023, the Grand Junction City Council adopted Resolution No. 74-23, committing the City to the production of 374 affordable housing units during the initial 2024–2026 commitment period. Through partnerships with the Grand Junction Housing Authority, nonprofit organizations, private developers, and regional partners, the City exceeded its commitment and, in April 2026, became the largest city in Colorado to satisfy all Proposition 123 requirements by meeting both its affordable housing unit commitment and fast-track permitting obligations.

Recognizing that housing challenges extend beyond jurisdictional boundaries, the City of Grand Junction, Mesa County, the City of Fruita, and the Town of Palisade entered into a regional Intergovernmental Agreement in 2026 to support regional affordable housing production and unit sharing consistent with Proposition 123.

During the 2026 legislative session, the Colorado General Assembly adopted House Bill 26-1313 and Senate Bill 26-040, significantly revising Proposition 123 for the 2027–2029 commitment cycle. The legislation establishes a new methodology for calculating local affordable housing commitments based on residential building permits and county job growth, creates additional incentives for affordable housing production, expands eligibility for affordable homeownership programs, strengthens affordability requirements, and enhances opportunities for regional collaboration.

Using the methodology established in House Bill 26-1313, the Colorado Department of Local Affairs determined that the City of Grand Junction's affordable housing commitment for the 2027–2029 cycle is approximately **348 affordable housing units**. Adoption of this commitment will maintain eligibility for the City and all qualifying affordable housing projects within the City's jurisdiction to access Proposition 123 funding administered through the Colorado Department of Local Affairs, the Colorado Housing and Finance Authority, and the Office of Economic Development and International Trade.

The City Council finds that continuing participation in Proposition 123 is in the best interest of the City and its residents by preserving access to critical state housing

resources, supporting regional collaboration, and advancing the City's commitment to expanding affordable housing opportunities.

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

1. The City of Grand Junction hereby commits to the production of approximately **348 affordable housing units** during the 2027–2029 Proposition 123 commitment cycle, as calculated by the Colorado Department of Local Affairs pursuant to House Bill 26-1313 and applicable state guidance.
2. The City Council authorizes and directs the City Manager, Housing Division, or their designee to submit the City's Proposition 123 Commitment to the Colorado Department of Local Affairs prior to the statutory deadline of November 1, 2026, together with any supporting documentation necessary to maintain the City's eligibility for Proposition 123 funding programs.
3. The City Council further authorizes staff to continue implementing housing policies, programs, regional partnerships, and affordable housing initiatives consistent with the City's Housing Action Plan, Comprehensive Plan, and other adopted housing policies in furtherance of achieving the City's Proposition 123 commitment.

PASSED AND ADOPTED this 5th day of August, 2026.



Laurel Lutz
President of the City Council



ATTEST:



Selestina Sandoval
City Clerk