

Mr. Gray

GRAND JUNCTION PLANNING COMMISSION

Wednesday - August 20, 1969 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

MEMBERS PRESENT: Robert Baker, Chairman, Mrs. Clinton Smith, Mrs. William Hyde, Blake Chambliss and Raymond Paruch.

OTHERS PRESENT: Richard Gray, City Manager; Don Warner, Development Director; Paul Walker, John Haseman, Keith Mumby, Mr. & Mrs. George Murray, Mrs. Mary Arnold, Mrs. Paul Ennis, Mrs. James Elmore, George Norvel, KREX; Cliff Robison, Albert Guptill and Ross Russell.

I. MINUTES APPROVED

Hearing no objections, the Chairman declared the minutes of the July 30th meeting approved as written.

II. RECOMMEND TO COUNCIL - REZONE AREA BETWEEN FRANKLIN AVENUE AND INDEPENDENT AVENUE

The Chairman read a letter from Mrs. Mary Arnold, 356 W. Kennedy, Mrs. Paul Ennis, 341 Independent Avenue, and Mrs. Winifred Welch, 830 Independent Avenue, requesting a zoning change for an area which lies between Franklin Avenue and Independent Avenue starting approximately 900 feet west of First Street. A letter from Mr. George Murray, 335 W. Kennedy Avenue, was read; this was in opposition to the rezoning of this area.

Don Warner indentified area being discussed and explained the present R-1-C zoning. Mrs. Ennis stated that her son wants to build a duplex on Kennedy for her to live in, and that she has been unable to sell the remainder for single family housing.

Mrs. Arnold stated that she wanted to build a duplex on Independent. Mrs. Murray said that she thought that Mrs. Ennis planned to build high-rise apartment houses. She said that they bought their home for the beautiful view of the Monument and that the 35 foot height would obstruct this view.

Cliff Robison, 326 W. Kennedy, said that this multi-family zoning would create a problem with the kids on the street in that it would increase traffic in that area.

Mrs. Elmore, 336 W Kennedy, said that she would agree with having the duplex west of her property, but that she doesn't want multi-family dwellings.

Don Warner said that the zoning request could drop to R-2 and that would cut back to 25 feet height. Mrs. Ennis and Mrs. Arnold agreed that R-2 would be suitable for their purposes.

Bob Baker said that single or R-2, the view would be the same.

It was moved by Mrs. Smith that the Commission recommend to the City Council that the following described property be rezoned R-2.

Block 3 and Block 4 of Monument Heights Subdivision and beginning at the Northwest corner of Lot 2 Block 3 Monument Heights Subdivision, thence South to the Southwest Corner Lot 6 Block 4 said subdivision, thence West 287 feet, thence North to a point 165 feet South of the South line of Independent Avenue, thence West 62 feet, thence North 75 feet, thence West 110 feet, thence North 120 feet, thence East to the point of beginning.

The motion was seconded by Blake Chambliss and passed.

III. RECOMMEND TO COUNCIL - PORTION OF EAST GRAND AVENUE ANNEXATION ZONING (South side of Grand Avenue from 23rd Street to 28 Rd)

Don Warner identified area on plat and explained the reason for this zoning. Mr. Ross Russell, 2615 Grand Avenue, wanted to know why R-3 was chosen. Don Warner told him it was to be a buffer to keep heavy commercial away from the south side of Mesa Gardens. Mr. Albert Guptill, 2701 Grand Avenue, was present and asked what about the zoning for the south side of the Freeway. Don explained the rest of the proposed zoning for the East Grand Avenue Annexation.

Blake Chambliss made the motion to recommend the following described property to be zoned R-3:

Beginning at a point 30 feet South and 150 feet West of the Northeast corner of the Southeast Quarter of Section 13 of T1S R1W of the Ute Meridian, thence West along South right-of-way line of Grand Avenue 1279.51 feet, thence South 125 feet, thence East 1279.51 feet, thence North 125 feet to the point of beginning.

Raymond Paruch seconded the motion and it passed.

IV. RECOMMEND TO COUNCIL - REMAINDER OF AREA ON NORTH SIDE OF FREEWAY TO BE ZONED C-1

This will make the operation of a garage by Mr. Guptill a conforming use. Blake Chambliss made the motion to recommend to Council that the following described property be zoned C-1:

Beginning at a point 30 feet South of the Northeast corner of the Southeast Quarter of Section 13 of T1S R1W of the Ute Meridian, thence West 150 feet, thence South 125 feet, thence West 1279.51 feet, thence South 306.74 feet, thence West 520 feet, thence South to the North right-of-way line of Highway 6 & 24, thence Northeasterly along said right-of-way line to its intersection with the East line of Section 13, thence North to the point of beginning.

Mrs. Smith seconded the motion and it was passed.

V. RECOMMEND TO COUNCIL - THE SOUTH SIDE OF THE FREEWAY

The south side of the freeway to be zoned C-2 to conform with the zoning of adjacent area. Mr. Raymond Paruch made the motion to recommend to Council that the following described property be zoned C-2:

Beginning at a point 510.4 feet South of the Northeast corner of the Southeast Quarter of Section 13 of T1S R1W of the Ute Meridian, thence Southwesterly along right-of-way line Highway 6 & 24 to the Northeast corner Bauer Holding and Investment Company Tract as described in Book 663 Page 286 Mesa County Records, thence Southeasterly along East line of said Bauer tract to the Northerly right-of-way line Rio Grande Railroad, thence Northeasterly along said right-of-way line to the East line Section 13, thence North to the point of beginning.

The motion was seconded by Barbara Hyde and was passed.

VI. RECOMMEND TO COUNCIL - INDEPENDENT AVENUE RIGHT-OF-WAY QUIT CLAIM DEED

Don Warner said that a discussion was held with Dave Hickman and Emery White of the Engineering Department and they agreed that the City should give a quit claim deed to clear up the discrepancy in the Independent Avenue Right-of-Way, but assure the City retention of a 60 foot right-of-way.

Barbara Hyde made the motion, Blake Chambliss seconded it and it passed.

VII. CAPITAL IMPROVEMENTS

Don Warner asked if everyone received their Capital Improvements Book for 1970-74 in the mail last July. Everyone present said that they had.

VIII. GENERAL DISCUSSION

Blake Chambliss: The Housing Study Committee will have their material ready before the Council meeting of the 17th of September. It is planned to have a Planning Commission meeting the morning of the 17th. Materials will be sent out about the 10th of September.

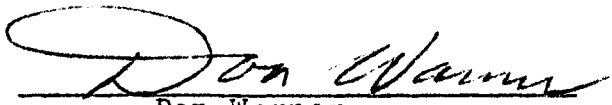
Paul Walker: The Corp. of Engineers decided to do flood plain work for Grand Junction area first: West to 21 Rd. and east to 34 Rd.; Fruita and Palisade at a later date.

Mrs. Smith suggested that sometime the Commission should look at the commercial zoning that has been completed. She thinks it is starting to get a little "jumbled". Blake Chambliss thought this would be a good idea; and perhaps take a look at the whole zoning map.

There was a general discussion regarding combining County & City Planning, and whether it would be possible to do this for the coming year. Blake said he was very much in favor of this move.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned.



Don Warner
Development Director

RESOLUTION

WHEREAS, The Grand Junction City Planning and Zoning Commission was assigned the study of housing within the City by the City Council, and,

WHEREAS, The Grand Junction City Planning and Zoning Commission elected to undertake the study in as fair and impartial manner as possible by selection of committee members from the registered voter lists by a random number method, and,

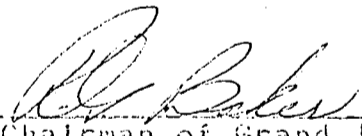
WHEREAS, forty-five concerned citizens met 48 times during a period of 15 weeks to study Existing Housing; Housing Needs; Standards and Enforcement of Health and Safety Codes; Funding of Housing Improvements; New Construction Programs; and Cost of Remedying Substandard Conditions, and,

WHEREAS, the community has the right to police itself and take action to preserve its own health and welfare,

NOW THEREFORE, BE IT RESOLVED, that the Grand Junction City Council instigate a City ordinance for the immediate adoption of the current edition of the Uniform Housing Code, and that the Council make immediate budgetary provision for the enforcement of said Uniform Housing Code, and that,

the City of Grand Junction apply for Workable Program Certification, and that,

The Housing Advisory and Appeals Board, as outlined in the Uniform Housing Code, serves as a Housing Commission to continue the study of housing needs within the City of Grand Junction.



Chairman of Grand Junction City
Planning and Zoning Commission

Sept 17.

FINAL REPORT OF GRAND JUNCTION HOUSING STUDY COMMITTEE

After eight years of discussion with hot tempers and misunderstanding of the rationale for and the implementation of a housing code, the City of Grand Junction has taken a unique approach to community decision making. Following a recommendation from the City Planning Commission, a committee has been formed of citizens for which the only special qualification is the citizen's voting registration within the city.

In November, the Planning Commission was asked to select a committee to undertake a study of a housing code. But with the immediate organization of an 'Anti-Housing Code Committee' before the committee could be set up to study its desirability, it became obvious that the possibility of selecting committee members who would or could be able to make an impartial study was remote.

The Planning Commission at that time recommended that an impartial body be selected to do the study--representing, at the same time, no single special interest group and yet all special interests.

A random sampling was selected as the means by which to choose members of the committee. A working committee of 12 members from each of the five council districts composed the full committee of 60 members.

The Plan of using such a group is both an audacious experiment and a statement of profound belief in Jeffersonian democracy. And it is a demonstration by governmental officials that they have faith in the citizens and their judgement.

The experiment was launched by the City Council in May. The originally requested study of a 'Housing Code' has been drastically altered and expanded into an in-depth study of the social and economic causes of inadequate housing and hopefully the broad legislative corrective measures which may be taken to eliminate and eradicate not only the physical presence but the underlying causes of inadequate housing.

The results of that study are as follows:

The immediate problem facing the City of Grand Junction is an inadequate total housing environment. Environment can be defined as the aggregate of surrounding things, conditions, or influences, especially as affecting the existence or development of someone or something. To the home building industry, environment means the design of the house and all that surrounds it. Our environmental concern must start not merely with problems of visual appearance and architectural style, but with gaining an understanding of the basic objectives of better housing--that is, housing which offers the most comfortable, enjoyable, convenient, safe, and psychologically satisfying livability available for everyone. Urban problems are our most dramatic and visible environmental problems. But it is folly to assume that environmental deterioration affects only the least fortunate. It affects us all.

Phase I of the housing Study authorized by the City Council brought out some very interesting facts concerning the social aspects of inadequate housing. Karl M. Johnson, Chief of Police said:

"The Uniform Crime Reports of the FBI lists environment as one of the important factors affecting the crime rate in any locality. Environment includes living standards, economic conditions, density of population as well as educational, recreational, and religious opportunities. These same reports indicate that crime rates are likely to be highest in the so-called ghetto areas of our city than elsewhere. Therefore, it is my opinion that where there is a concentration of poor housing, there is also likely to be congestion due to lack of space, a deterioration of personal pride and initiative and a general lowering of the moral fiber within the area."

Letters from John C. Patterson, Director of the Mesa County Department of Public Welfare, Rev. Anthony Uhl of St. Joseph's Catholic Church, Rufus Miller, District Court Probation Office, all reiterated the same theme. Leonard L. Tokle, Parole Supervisor for the State of Colorado, gave perhaps the most concise summation of the social consequences.

"My observations of the residents of substandard housing have been made as a parole supervisor in the course of my investigating home situations of parolees. My clients come from all strata of society but a disproportionate number come from low-income families living in substandard housing. In my opinion, some of the physical aspects of these homes contribute to delinquency. In a crowded home, poorly heated, poorly lighted, and without a bathroom, the older children will take to the streets at night to meet their friends. Their parents, too, feel the pressure of proximity and become more permissive with the children and often lose control.

In these homes the boys tend to drop out of school early and the girls tend to marry very early to escape an undesirable home situation. Lack of privacy familiarizes the children with the adult sexual activities at a tender age, and they emulate the adult behavior. Pregnancies, often illegitimate, occur soon after puberty and aggravate the overcrowded condition.

The incidence of illness in a crowded home lacking adequate sanitary facilities is above average. Contagion spreads rapidly through the family resulting in loss of time from school and work, and need for Welfare Department assistance. Another aspect of overcrowding is the higher incidence of inter-personal frictions between members of the family. The aggressive and hostile feelings sometimes carry over into the community at large, and express themselves in vandalism, assaultive behavior, and offenses against property. Overcrowding and lack of privacy fosters incestuous relationships and child abuse in various forms."

Grand Junction's most severe housing shortages appear among the low-income families as indicated in the following.

Figures obtained from the area realtors and the Multiple Listing Service indicate that 10-15% of the existing housing on the market is selling for \$8000 or less; 55-60% falls into the \$8000 - \$16,000 category; and 30-35% is in the \$16,000 or above.

Using figures projected from the last census, approximately 25% of the Grand Junction families have incomes of \$4000 a year or less; 50% receive between \$4000 and \$8000; and the remaining 25% earns over \$8000. Using as a rough rule of thumb that rental housing should not exceed 25% of the yearly income and that homes purchase should be approximately twice the yearly income, these figures indicate that 25% of the families in Grand Junction are competing for 10-15% of the homes while there appears to be a small surplus of housing in the medium and upper income brackets. Apparently a parallel condition exists for available rental property also.

Grand Junction is not alone in facing a housing shortage. The Douglas and Kaiser Commissions appointed by President Johnson in 1968 to study housing both warn of a critical nationwide housing shortage in the near future. One additional study done by TEMPO, General Electric's Advanced Studies Center gave the following information. There are about 66 million housing units and 60 million households. But of this number of housing units, an estimated 6.7 million occupied units are substandard dwellings--4 million lacking indoor plumbing and 2.7 million in dilapidated condition. 6.1 million units (both standard and substandard) are overcrowded with more than one person per room. Among the 6 million vacant units, only about 2 million are in standard condition and available for occupancy--the nation's lowest available vacancy rate since 1958. TEMPO estimates that to bring the standard housing up to meet the needs of 1978, America will have to build 13.4 million units for new young families forming during the decade ahead, replace or rehabilitate 8.7 million units that will deteriorate into substandard conditions; replace 3 million standard units that will be either accidentally destroyed or purposefully demolished for nonresidential land reuses; and build 1.6 million units to allow for enough vacancies for our increasingly mobile population. Based on these figures, the Committee reached two distinct but inseparably interdependent problems. These two problems--housing needs for the poor and the total housing needs--are part of the same equation. They must be tackled together.

Only a portion of the housing needs for Grand Junction residents is being filled. Monterey Park is partially filling the need for senior citizens housing but there is a constant waiting list of over 100 so this one project is not adequately meeting our total senior citizen demand. While an additional high-rise apartment unit will alleviate some of the pressure for this type of housing, it still is in the planning stages and even when completed will not be totally adequate according to figures presented to our committee by 'Foundation for Senior Citizens' president, Frank Rose.

To further compound the problems there is a continued influx of migrant families and other lower-income groups while the higher-income families are egressing to the Redlands, the area north of town, and other more socially accepted areas where there are newer home, less dense populations and more elbow room for growing families.

What are the obstacles to providing adequate housing in Grand Junction? One of the major obstacles is the total absence of city policy on housing as represented by inadequate codes, inadequate enforcement techniques, and the lack of a Workable Program. Equally important is the absence of private initiative to help solve the existing problems. Part of the lack of private initiative stems from the dearth of accurate knowledge concerning the actual situation and what can be done by the local community. Another problem is the lack of profit in providing moderate and low-income housing. The high cost of construction and financing cuts the profit margin and so eliminates or drastically curtails adequate new housing construction for the low and moderate income groups. Unless these factors are revised to allow private enterprise to start correcting the housing problems, these problems will reach a magnitude that can no longer be ignored. A study of zoning regulations and of property taxes that could make tax concessions to new housing may help encourage private initiative in providing more low and moderate income housing. The formation of a private or public housing development corporation could make low cost financing available for the citizen who cannot qualify for housing provided through free enterprise.

Decent housing for all residents of the community should be the primary objective of the citizens of Grand Junction. Operation Foresight was a good beginning, but much remains to be done before we can claim to be an "All-American City" with adequate housing available to all our citizens, regardless of income.

The studies of the Housing Committee indicate that if new construction is encouraged and if existing structures are rehabilitated, much of the local housing problem will be solved. Families moving up to newer housing, retired couples moving from larger homes into apartments, will make existing housing units available for others in the area. Rehabilitation of existing housing into more desirable housing can then make safe, decent housing available to many of our low-income families.

If we are to talk realistically about rehabilitation as a major resource for community development, then it must involve more of the context within which it occurs. It must be linked to code enforcement as a preventative. It must give incentives to owners to remedy violations rather than just pay token fines. A Housing Code is a necessary tool of rehabilitation just as a building code is a necessary tool of new construction. A Housing Code is also an effective means of discouraging further depreciation of existing property.

The Housing Code is the one tool the City of Grand Junction lacks in tackling the problem of inadequate housing for its residents. Without a Housing Code to provide the enforcement media, nothing can be done to guarantee a decent standard of housing in every section of town. Without a Housing Code, little will be done to alleviate the substandard housing already existing and no action can be taken to help combat the effects of ill-housing on members of our society. However we measure the cost of illness, medical or environmental, prevention is ALWAYS better than cure.

Safe and decent housing is the concern of everyone. Finding an adequate solution to Grand Junction's housing deficiencies will not be a simple matter. This committee has found more questions than answers--more problems than solutions. However, if the work thus started is to have any meaning, it must be followed by action. Action on the part of the citizens; the private housing sector; realtors and financial institutions and builders; the City of Grand Junction; the Planning Commission; everyone.

We feel that four specific courses of action must be implemented as follows:

RECOMMENDATION #1:

We recommend the adoption of the Uniform Housing Code:

Members of the Housing Committee would like to recommend that the City Council adopt the Uniform Housing Code established by the International Conference of Building Officials to immediately begin to tackle the problem of rehabilitating existing housing units and also as a means of retaining local control. To quote a portion of a letter from Thomas J. Mikulecky, Assistant to the City Manager of Dallas, Texas:

"The City of Dallas has had a housing code for several years, and has found it an asset of minimizing federal interference in local affairs. With this code, newly strengthened and made flexible as an Urban Rehabilitation Standards Ordinance, the City has undertaken several renewal-rehabilitation project with no federal assistance, relying entirely on local funds and initiatives.

We have found a housing code indispensable and we would be happy to explain this experience to you in greater depth if desired."

The purpose of the Housing Code, as stated in the Code itself, "is to provide minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and owners and occupants of residential buildings."

The fact is that the health and safety of the entire community depends upon the maintenance of adequate housing. The housing code is a natural extension of the building code into all existing housing. With reasonable enforcement standards, this tool can guarantee a safe housing environment for all our citizens.

A Board of Variance, composed of responsible, knowledgeable citizens can insure that the privacy and special needs of individual citizens will be protected.

The committee, well aware of the question of invasion of privacy in the enforcement technique, suggests that houses be inspected as a condition of their change of occupant and/or ownership. In addition, a programmed enforcement procedure should be established to inspect each house on a maximum five-year cycle. The enforcement procedure should be carefully programmed to minimize inconvenience to occupants of buildings to be inspected.

The committee, realizing the nuisance factor of small required improvements to meet the code, recommends that building permit fees be waived for improvements to meet housing code requirements.

The Housing Code Committee reminds the citizens, that the Housing Code is a protection for the owner, the renter, and the buyer, as well as the entire community. At the time of certification of compliance with the Housing Code, we recommend that a 'Certificate of Compliance' be issued for each property inspected and approved.

RECOMMENDATION #2:

We recommend that the City of Grand Junction Apply for Workable Program Certification:

Members of the Housing Committee recommend that Grand Junction become certified for Federally sponsored aids to code enforcement, rehabilitation of existing housing and new construction programs in order to help the citizens of Grand Junction cope with our growing housing needs.

We recognize the stigma of Federal control, but we have found in our studies that such controls are far less stringent than widely rumored. And the benefits of Federal funds through newly revised Federal directions of emphasis on individual citizen participation, have increased the retention of personal identity through new individualized programs. Rent supplement and interest supplement programs under HUD rather than Urban Renewal should be emphasized because of their greater emphasis on these individual needs.

RECOMMENDATION #3:

We recommend the formation of a Housing Commission:

The committee members would also like to recommend that a Housing Commission or a Housing Development Corporation be established under City Council authorization to coordinate all community housing efforts, rehabilitation projects, code enforcement, health and safety inspections, financing. All would fall within the scope of this group. If the City Development Director could assume the executive duties of such a group, the work of the Housing Commission and the Planning Commission could also be coordinated.

RECOMMENDATION #4:

We recommend a continuing study of the housing needs of the citizens of the City of Grand Junction.

Members of the Housing Committee have indicated that further studies are needed to supplement questions raised during this study.

Since the firm of Small and Cooley is presently working on a project for the Planning Commission, we feel this group should

work on an over-all coordinated functional land use plan for the Total Housing Environment of the City of Grand Junction.

The Planning Commission should be directed to study the inequities of present zoning ordinances and enforcement procedures, particularly where low and moderate income families are concerned.

A locally oriented and directed study, preferably under the direction of the Housing Commission with specific support of the city and county budget directors, the realtors, the Chamber of Commerce, and other related groups, should examine the property tax structure and should collect housing data (what other agencies are presently doing, the 1970 census, what sites are available, what financing is practical, etc.) for additional future action. The committee feels some form of Tax Relief Incentives for remodeling and up-grading of property should be provided.

These measures will not have the effect of saying the magic word or waving the fairy god-mother's wand to immediately make all of the housing problems vanish into never-never land. Nothing is quite that easy. But by implementing the steps of action recommended by this committee, a start can be made. Just as a journey of 1000 miles is taken one step at a time, so something can be done to alleviate the existing housing problems in Grand Junction--one step at a time.

Grand Junction is working hard to maintain her image created in the development of Operation Foresight - a City where individual opinions and individual effort are making a positive impact on Community development.

The results of this study are in your hands. Your voice, your opinion, your concern for a better Grand Junction can open a new phase of community growth and concern.

WE NEED A Awakened
 C Citizens
 T To
 I Improve
 O Our
 N Neighborhoods

Respectfully submitted,

Grand Junction Housing Committee

September 17, 1968

Minority Report Submitted by Sue Eastland

While the basic interest and concerns of the innocent members of this committee may be sincere, I could not sit idly by and not remind you people that this entire thing was suggested and instigated by certain persons within the Planning Commission who admitted openly--before the last city election--that it would not be possible to move ahead on their special interest projects--namely--the beautification of the West end of Main Street and a convention center (and perhaps a bakery thrown in) --until the city could swing a housing code in order to get the Federal Program that would give City Council OR an appointed committee--the right to condemn certain private parcels of property--then they could move forward--even--if it meant at the expense of those owning property which stands in their way.

Because of these things, I could never vote to adopt any of the four programs, proposals, or any part of the study.

W. Sue Eastland

- A. Subject of Report: EXISTING HOUSING CONDITIONS
- B. Reason for compiling report: One of the charges given the Committee.
- C. How data was collected: The Committee of Existing Housing Conditions studied existing housing by
1. Tours of Grand Junction, street by street, to observe exterior appearances.
 2. Items on the questionnaire studied by the entire committee
 3. Conferences with City and County officials charged with enforcement of present regulations and inspection of existing housing regulations
 4. Inspection of some housing with the aid of the Grand Junction Building Inspector
- D. Treatment of the subject:
1. Tour by committee members
A large majority of the houses and yards were well-kept. Most of the objectionable appearing housing was in business or bordering on business areas. A few unkept looking properties were scattered throughout most areas in Grand Junction.
 2. Questionnaire - 1000 distributed by Jaycees - 501 returned
Over 99% of the returned questionnaires indicated they, the occupants, felt they had adequate plumbing, safe wiring, and structurally safe housing.
 3. Conferences
Mr. Don Warner, Mr. Fred Fuhrmeister, Mr. Joe Chamberlein and Mr. Paul Dickenson gave their views of problems of existing conditions. Wide differences of opinion were expressed by these men ranging from the tearing down of only a few units (Mr. Fuhrmeister) compared to the razing of as much as 10% of the housing (Mr. Chamberlain) or major remodeling in these units. At the other extreme, some opinions were that minor improvements (Mr. Fuhrmeister) would be necessary in most of the existing housing as compared to only 30% (Mr. Chamberlain) of the housing would need to be upgraded.
- Mr. Dickenson indicated there was a State Plumbing Code, but there were no funds to implement inspection.
- All persons were of the opinion that very little could be done under the present regulations to improve unsightly, unsafe, or unhealthy conditions except the removal of trash or junk.

Because of the need of a common point of reference, the Committee tried to look at the existing housing in the light of standards for health and safety, but because the Committee and all people contacted are human with differing backgrounds and standards, even these areas varied in meaning for each individual.

4. Inspection:

It was suggested that the only way the Committee could really know what conditions really existed was to inspect a cross-section of houses and apartments in Grand Junction. Mr. Fuhrmeister agreed to accompany Committee Members and inspect units for heating, electrical wiring and plumbing. Two members of the Committee, Mrs. Krepps and Mr. Hoaglund, invited inspection of three units they owned and felt the inspection would be welcomed in Grand Junction because no obligation to repair was attached. Addresses were not to be recorded. The Committee Members contacted most of the people named to serve on the sub-committee.

It was the opinion of the Committee Members who made the contacts for inspection that people are fearful of the unknown--the standards by which their housing would be judged. Many expressed the fear of higher taxes in these calls and also in the comments on the questionnaires.

The questionnaires clearly indicate a majority of the people returning forms favor some sort of minimum housing requirements but until they know what those requirements are, they don't care to have their housing inspected.

The members of the Existing Housing Sub-committee, at their meeting Monday, July 14, 1969, recommended that the second phase of the study be initiated.

Respectfully submitted,
Mrs. Mildred C. Krepps
Vice-Chairman

Housing Needs Sub-Committee

Subject of Report: The Committees findings on Housing Needs in Grand Junction

Reason for Compiling Report: To present the Grand Junction City Council with additional facts and information concerning housing needs as noted by the Sub-Committee.

How Data Was Collected:

1. The primary source of information was from a questionnaire designed by the Committee and distributed by the Jaycees'. Two hundred questionnaires were distributed to each council district. The questionnaires were distributed to every 4th house, where possible, if no one was at home, the 3rd and 5th house was used. The return of the questionnaires were via U. S. Mail. Questionnaires which were received in envelopes other than ones accompanying the questionnaires were not counted. Questionnaires post marked later than the cut-off date, July 9, 1969, were not counted. Five hundred fourteen questionnaires were received one of which was in the wrong envelope. Twelve were post-marked later than 7-9-69 and received too late to be used. Five hundred one were used in our tabulations.

Each committee members was given 10 questionnaires which they used to gather information and as a media of personal education.

Guest speakers were used when possible at our meetings. Mr. Dick Stranger discussed some of the background and problems he's seen with the housing in Grand Junction. Mr. Bill Ratekin and Mr. Frank Rose of the Monterey Park Apts., discussed the housing needs for the senior citizens of Grand Junction. They noted that they have a waiting list of 115 people, and that this list could easily be larger. Mr. Rose discussed the substandard housing which is frequently relegated to the senior citizen.

The subject of housing needs was discussed at length at all of the meetings. Comments, suggestions and questions were received from the audience and discussed at length. Councilmen Naff and Paruch were invited, from the audience, to speak. One volunteer member was utilized in the efforts of compiling the data available on the questionnaires. Our thanks to Gerald Walton, 508 28 Road, an

interested citizen. The deliberations of the committee were based on the graphic data prepared from the questionnaires, and all other data which had been presented to them. The comments which accompanied the questionnaires were summarized and presented to the committee.

Percentage results of the questionnaires are as follows:

Question #5 - Have you contemplated moving within the past year?

Owners	25.4% Yes	74.6% No
Renters	41.7% Yes	58.3% No

It was noted from the comments that a large percentage of the Owners who answered Yes were Senior Citizens, also it was noted that renters in Grand Junction showed a short term in their present home, and a high percentage wanting to move. The comments indicated dissatisfaction with rental property available.

Question #6 - Should there be more housing in Grand Junction?

Owners	78.3% Yes	21.3% No
Renters	91.8% Yes	8.2% No

For Low Income Housing?

Owners	75.2%
Renters	65.0%

**For Medium and High Income?

Owners	24.8%
Renters	35.0%

**It was noted from comments and markings on the questionnaire that the needs are for Medium income.

Note: For the purpose of this committee the term Low Income applies to income below the average of the area.

Question #7 - Should there be more rental property in Grand Junction?

Owners	75.0% Yes	25.0% No
Renters	88.4% Yes	11.6% No

Question #8 - Should there be more Apartments in Grand Junction?

Owners	73.6% Yes	26.4% No
Renters	88.4% Yes	11.6% No

A large number of comments were directed at Questions #7 & 8.

Question #9 - What are your thoughts regarding the housing needs in Grand Junction?

This question produced a 50-50 result, and the comments indicated a number of bases used for the answers. It was felt by the Committee that this question, although it did indicate a high degree of dissatisfaction, it may be misleading to our deliberations. And as such was not discussed at length.

As the remaining questions were not pertaining directly to housing needs, they were not discussed prior to voting.

The subject of various means of financing which are available was discussed briefly.

The summation of the comments places the dissatisfaction in the following areas:

Availability:

Inability to locate "decent" or adequate rental or purchase property.

Financial:

The dissatisfaction with the high cost of housing as related to the economy of the area.

Loans and Interest:

The high cost of financing, and difficulty of securing proper financing.

Taxes:

The high taxes on the Home Owner. Comments indicate that any action should not increase property taxes.

Effects:

Remodeling and Improvements were cancelled or postponed because of the adverse effect it would have on both interest and taxes. The income level is too low to allow the complainant to live as he deems to be adequate.

Interference:

The comments indicate that Governmental interference in the home is a high point of concern.

Although there are other categories of comments it was felt that they were properly included as sub-headings of the above.

Based on the foregoing information, the Committee voted 6 to 2 in favor of notifying the City Council that we do have a need for housing improvement in Grand Junction, and submit the above information for their consideration.

In closing, although the Committee has made a favorable vote for continued study and action, the Committee feels that caution must be exercised at each step of this action to protect the existing owners.

Respectfully submitted,
George Nelson, Chairman
Housing Needs Sub-committee

- A. Subject of Report: A study of the effects of below minimum requirements on community growth.
- B. Reason for Compiling Report: The Grand Junction City Council selected, by random, members of a central committee on "effects" were charged with determining and answering the question - "Does anything need to be done?"
- C. Use to be Made of Report: To determine if housing of below minimum requirements affects community growth and to advise the central committee and the City Council of our findings so these entities may consider if further action is necessary.
- D. How Data Was Collected
 - 1. First hand observation
 - 2. Interviews
 - 3. Questionnaires
 - 4. Bibliographical
- E. Treatment of the Subject

We, of the committee, assigned to study what effects housing has on community growth were faced with two problems:

- 1. The economic effect
- 2. The effect on people

Communities are made of people living together with common bonds. Communities supply the combined services that the majority of the inhabitants desire. These services consist of the demands made by people in order to shape the type of environment in which they wish to live.

In the short time allowed, this committee chose to study housing environment and what effect housing with less than minimum requirements has on the community.

Environment - Environment is the aggregate of all extended and internal conditions affecting the existence, growth and welfare of people.

Basic Functions of Environment - The basic functions of environment are Home Life, School, Shopping, Commuting, Work, Religion, Leisure, and Recreation.

Variables of the Environment - The variables of the environment are Climate, Air, Water, Solid Wastes, Noise, Safety, Privacy and Density.

We asked the following on all questionnaires and in all interviews:

1. Do you think housing affects environment?
2. Do you think housing has an effect on the basic functions of environment?
3. In our study area, what part or parts of the variables of environment do you think need improvement?

For simplification, we did not compile a set of requirements that were to be minimum. Instead, we used the requirements from the Uniform Building Code and anything below these standards was considered below minimum requirements.

To give you an idea of some of the thoughts of the people questioned, the following excerpts are quoted:

Reverend Ronald R. Hamilton - "What I am saying is that while I approve of adequate housing for all, I consider it naive to think that improving housing--by itself--will effect a change in the person's attitude toward his family, his work, his school, or his religion. Unless there is additional help afforded to change the person's self-image, to help him to understand, utilize and feel comfortable in a new and better environment, a mere changing of housing will bring about nothing positive."

John Patterson, Director of Public Welfare - "Substandard housing usually will include poor lighting, below standard wiring, unsafe plumbing, all of which contribute to accidents and which in turn disrupt the functioning of the family. It is, therefore, believed that safety within the home is of paramount importance.

Educators indicate that one of the basic problems they face is the child who has no place to study at home and where there is continual interruption, preventing concentration on the part of the student. As a result, the child is unable to complete home work, falls behind, and we believe these factors contribute to school dropouts.

Another factor is that children are very conscious of what others think of them and if a child's housing is such that he has no place to bathe, to hang up his clothes, or to maintain himself, he is subject to ridicule from the other children in the school setting. This too can be a contributing factor in children's school adjustment and leads to school failure from a social, as well as academic point of view.

It is impossible to separate successful home life from good housing standards. If persons within the family are always under pressure because of inadequate housing, then tensions between family members grow, are intensified, and can result in a total breakdown of communication, cooperation, and family activity. We know of few factors which have a greater bearing on homelife than adequate and appropriate housing."

Karl Johnson, Chief of Police - "On the other hand, I believe that there is ample evidence that regardless of the reason that a family may live in a home that does not provide the minimum standards of heating, lighting, sanitation and space, this family will be more likely to become apathetic about their condition and lose interest in trying to make any improvement in their standard of living. The home then becomes a place where they go only when there is no other place to go.

The Uniform Crime Reports of the FBI lists environment as one of the important factors affecting the crime rate in any locality. Environment includes living standards, economic conditions, density of population as well as educational, recreational, and religious opportunities. These same reports indicate that crime rates are likely to be highest in the so-called ghetto areas of our city than elsewhere. Therefore, it is my opinion that where there is a concentration of poor housing, there is also likely to be congestion due to lack of space, a deterioration of personal pride and initiative and a general lowering of the moral fiber within the area."

Reverend Anthony Uhl, St. Joseph's Catholic Church -

"I. Religion

- A. Feelings of inferiority could result in a staying away from religious services and gatherings.
- B. Feelings of bitterness toward society and perhaps toward the Church members and religion for not helping to alleviate the situation.

- C. Lack of privacy which leads to sexual promiscuity might cause a lowering of moral standards and a consequent falling away from religious ideals and religious way of life.
- D. Transient living conditions result in poor religious instructions.

II. School

- A. Lack of privacy and consequent lack of study facilities occasion poor study habits.
- B. Feelings of inferiority, as children compare themselves to their peers, lend to poor self-image, defensive attitude, lack of leadership.
- C. Poor health leads to lack of efficiency--lack of ability to concentrate.
- D. Emotional tensions created at home affects students desire to learn.
- E. Students are transients--wander from one school to another, consequent effect on their education.
- F. Often student feels forced to drop out of school and look for a job.

Leonard L. Tokle, Parole Supervisor - "My observation of the residents of substandard housing have been made as a parole supervisor in the course of my investigating home situations of parolees. My clients come from all strata of society but a disproportionate number come from low income families living in substandard housing. In my opinion, some of the physical aspects of these homes contribute to delinquency. In a crowded home, poorly heated, poorly lighted, and without a bathroom, the older children will take to the streets at night to meet their friends. Their parents, too, feel the pressure of proximity and become more permissive with the children, and often lose control.

In these homes the boys tend to drop out of school early and the girls tend to marry very early to escape an undesirable home situation. Lack of privacy familiarizes the children with the adult sexual activities at a tender age, and they emulate the adult behavior. Pregnancies, often illegitimate occur soon after puberty and aggravate the overcrowded condition.

The incidence of illness in a crowded home lacking adequate sanitary facilities is above average. Contagion spreads rapidly through the family resulting in loss of time from school and work, and need for Welfare Department assistance.

Another aspect of overcrowding is the higher incidence of interpersonal frictions between the members of the family. The aggressive and the hostile feelings sometimes carry over into the community at large, and express themselves in vandalism, assaultive behavior, and offenses against property. Overcrowding and lack of privacy fosters incestuous relationships and child abuse in various forms."

Findings - The findings from interviews and questionnaires, in nearly all instances are as follows:

1. Housing does affect community growth.

As a middle class people, we do not see the most obvious evils of our housing situation and thus we fail to understand the costs of poor housing and conversely, the advantages of decent housing.

Good housing does more than provide a pretty city for visitors to see. It is the oasis for the health, the moral decency and the possibility of growth for individuals.

2. Housing profoundly influences family life

Good housing does not automatically guarantee good family life. Far from it. Bad housing, however, can come close to guaranteeing bad family life. Overcrowding of persons in the home and the consequent lack of privacy, poor sanitation, bad heating and the drab and dirty surroundings lead to the breakdown of morality, poor physical health, a sense of hopelessness and defeat, restlessness and a desire to get away from home on the part of the family members.

Turning it around, one must say that good housing at least sets the stage and provides many of the pre-conditions for good home life. Among these are good health on the part of most of the family members, an atmosphere conducive to bringing the members of the family together in a pleasant mood, sufficient privacy for each person so that he has some sense that as "a person" he is significant and worthy of concern."

3. Good housing fosters self-respect

Good housing is important because of its effect upon "self-concept" of individuals. To a large extent, our actions and choices are determined by our self-concept - our picture of the sort of person we are. If we come to think of ourselves, for example, as honest and responsible citizens who support the best of the community, then we will tend to act in keeping with this concept. If on the other hand, we come to think of ourselves as persons whom the community has forgotten and who must make their own way in life by hook or by crook, then when the time for choice comes, we act in the fashion that is expected of such a person. The houses and the neighborhood in which we live provide an important factor in determining our self-concept.

SUMMATION:

This committee, in the short period allowed, could only dig into the social effects of inadequate housing. Excerpts from the reports of the Resources Advisor groups are included in part. The full reports are on file and may be studied further if the Housing study is to continue.

Better conditions will not grow out of thin air, but require unprejudiced thoughts, responsible actions and dedicated leadership.

The members of this committee feel that the Housing study should be continued because, the Best Programs and Proposals for action in our community will be those which are gouged out of the controversy of competing interest groups rather than those programs which are developed by one group for another.

Respectfully submitted
Meade A. Abbey, Chairman
Committee on effect of below minimum housing on community growth

Standards and Enforcement of Health and Safety

- A. Subject of Report: Study of standards and enforcement of health and safety code.
- B. Reason for compiling report: One of the charges given the committee
- C. How data was collected: Bibliographical data was the primary source. Interviews with Don Warner, City Planning Director, with Paul Dickenson, of the Health Department, and with Fred Fuhrmeister, City Building Inspector, were the source of additional information.
- D. Committee Recommendations
 1. This committee recommends the adoption of the Uniform Housing Code. The fact that the health and safety of the community depends upon the maintenance of adequate housing. The housing code is an extension of the Building Code and of the present health standards.
 2. Further recommendations dealing with the Uniform Housing Code itself are:
 - a. The committee recommends a full-time Building Inspector with additional personnel as needed be employed for this purpose.
 - b. A systematic inspection is recommended
 1. Such inspections are to begin in the northern subdivisions and proceed southward
 2. When any housing unit become vacant with change of occupancy, this unit should be inspected
 3. All units should be inspected within five years.
 3. Recommendations for Board of Variances:
 - a. The Board should consist of five members to be established as follows:
 1. One member qualified in the area of Engineering Architecture, or City Planning to serve one year to start the plan, then serve three years thereafter.
 2. One member qualified in the area of finance or real estate to serve two years to start the program and three years thereafter.
 3. One member from the area of medicine, welfare, or social services to serve two years to start the program and three years thereafter.

4. One member qualified in the area of the building trades or contractors. This member shall serve three years.

5. One member shall be chosen from the citizens group and shall serve three years.

6. The members shall not serve more than two successive terms of three years each. This board shall be appointed by the City Council

4. The housing code is to be enforced
5. It is recommended that the building permit fee be waived for the first permit of no more than \$500 for code enforcement purposes.
6. The Building Inspector is to follow up on all permits issued
7. A certificate should be issued stating the property meets code standards

The Housing Code is a protection for the owner, the renter, the buyer, as well as for the entire community.

Respectfully submitted,
Ray McIntee, Chairman

Funding of Housing Improvements Sub-Committee

Subject of Report: Committee findings concerning possible sources of funds for housing improvements

Reason for Compiling Report: To present the Grand Junction City Council with additional information based on the needs that were presented in Phase I of the Housing Study.

How Data Was Collected: The committee realized soon after Phase II was inaugurated that the best way of obtaining information was to invite persons who were in a position to know to appear before the committee. Tony Martinez and Augie Reyes of the Community Action Council spoke to us concerning their experiences with federal programs particularly the program being used to construct the low-cost housing project in Fruita. H. M. Jarrell and Bud Lovato, local realtors, O. K. Clifton and Henry Fausson, local savings and loan officials, appeared on a panel giving their views of the housing situation and their recommendations to help solve it. Gerald Ashby, city and county attorney, presented the legal facts on city bonded indebtedness. Phil Schmuck from the State Planning Commission told what was available through his office and some of the experiences of other communities. We were unable to make connections with either officials of HUD offices in Fort Worth or with officials in the FHA office in Denver, but booklets concerning programs that seemed applicable were ordered from HUD and were studied by committee members.

Finding of the Committee: The committee members feel that many of the housing problems in Grand Junction can be alleviated through a program of rehabilitation. We feel that new construction will fairly well take care of itself but the home-owner needs to maintain his property in accordance with minimum standards, as set forth in the Uniform Housing Code. Members

of the committee, in discussing housing and related problems, raised the following questions and made the following suggestions.

1. How do we induce private capital for housing purposes?

Formation of both a savings-type program and an investment type program functioning through a Housing Development Corporation was suggested by the committee. The two types of programs would have the effect of giving residents, businesses, civic groups, etc. a chance to invest in the future housing of Grand Junction yet would offer a choice of media.

2. Are some forms of control needed and if so what should they be?

A commission patterned after the housing authority mentioned in the FHA programs seemed to provide the most logical type of control. Such a group would provide the leadership needed, could coordinate all related housing efforts, and could obtain the necessary funds while providing for the administration of these funds.

3. What Federal programs if any, seem attractive for Grand Junction?

The interest subsidy program for home ownership by the lower-income families, the rent supplement program that would make rental units for low and moderate families profitable for private owners, the credit assistance and counselling program to provide the necessary counselling for individuals and families in need of such services, all seem to encourage local participation and local control. For this reason, these programs would appear to fit the requirements of our local situation.

4. How do we make low-cost housing available for low-income families?

Use of the above mentioned programs would make adequate housing available for both low and moderate income groups. Further participation is suggested through use of the low-income group members either in an advisory capacity or as representatives on the housing commission.

5. Will we need a housing authority?

A commission appointed by the City Council much the way a Planning Commission is appointed, could coordinate the efforts of all concerned groups in working on the housing problems. This commission would have the responsibility of determining eligibility, making funds available, coordinating the work of the Building Inspector and the Health Department (in matters pertaining to housing). It is suggested that the city planning director could act as executive officer of such a committee and in this way would also coordinate the Housing Commission with the Planning Commission. An alternate solution would be to set up a Housing Development Corporation patterned after the Industrial Development Incorporated. As a limited profit type of organization, the Housing Development Corporation would serve in place of a Housing Commission and would have the advantage of subscribing for local funds. Any profits over and above the limited return to investors could be plowed back into improving housing in Grand Junction.

6. How do we finance the necessary planning that must take place before any program can be begun?

Partial assistance is available through the State Planning Commission. Phil Schmuck has already expressed a willingness to help make at least a partial survey.

7. Who would determine eligibility for rehabilitation funds of the city decides to take action on the recommendations of the committee?

The Housing Commission or the Housing Development Corporation, whichever the City Council decides upon, would determine eligibility with right of appeal to the City Council.

Members of the committee also feel that some form of tax relief incentive should be implemented. If a tax increase deferrment for three to five years could be established on home improvements, the committee members feel this would give property owners an incentive to make repairs and other improvements on their homes.

Respectfully submitted,
George Nelson
Chairman

New Construction Programs Sub-Committee

Subject of Report: The committee findings on the need of new construction and rehabilitation in the Grand Junction area.

The main question set before the new construction committee was, do we need new construction in the Grand Junction area? We also looked into the existing housing--is it adequate, does it fit the needs of the occupants? Although, when we consider the new construction aspect, it also involves the financial and enforcement side; we will mostly consider the construction and rehabilitation point of view.

The primary source of our information came from a questionnaire drawn up by our committee and distributed to all the realtors in the Grand Junction area.

Information was also received from the committee projects developer in regards to the federal support which can be received through HUD. Grants and programs would enable the low-income people the right to obtain adequate housing within their pay scale.

Additional information which was needed to obtain a more complete picture, was received from the Multiple Listing Services and also from the census.

The following is a list of problems which we received on our questionnaire from the realtors:

CAPITAL LETTERS - are the realtors' comments
Small letters - follow-up statement. Thoughts of the committee from the dealings with the information as a whole.

I. Problems:

- A. COST OF HOUSING
 - 1. HIGH CONSTRUCTION COST - The construction costs are way too high for the lower income people to build
 - 2. HIGH FINANCING COSTS - The financing cost is too high without some type of subsidy program.
 - 3. HIGH TAXES -
- B. ADEQUACY OF HOUSING - mostly dealings with older rental property.

B. ADEQUACY OF HOUSING - Mostly dealings with older rental property

1. ADEQUATE SAFETY AND HEALTH STANDARDS - Older homes with modern conveniences such as stoves, electric dryers, dish washers overloading electrical systems
2. ADEQUATE ROOM SIZE - Older homes with small sized rooms with modern large size furnishings cutting down on total living space
3. NUMBER OF ROOMS (BEDROOMS ETC.) - Housing with little or no closets

C. LOCATION

1. ZONING RESTRICTIONS - (The following was taken from a questionnaire received from Mountain Realty Company as to their views on zoning.)

"I feel more consideration should be given by the Planning Commission to economics, when zoning is set. By this, I mean you may have a residential area that is going to remain, from an economic standpoint residential for many, many years, because the value of the house and land together are more than the land would bring as a commercial zoned area. Yet the Commission may zone it all commercial --in some areas you have a requirement that the housing must be removed within a certain period of time and yet the economics just go along with the zoning pattern.

We have land zoned for use that is not practical. I have at times asked past planning directors (not those presently in office) what they would do with a particular tract if they owned it. The stock answer is, "It's not my problem, I don't happen to own it." This certainly is not a very good solution for an owner."

2. NEIGHBORHOOD ENVIRONMENT

- D. PEOPLE WANT MORE THAN THEY CAN AFFORD - Also the feeling of the committee

II. AVAILABLE HOUSING

A. Information received from Multiple Listing Service

- *1. Housing available on the Market
 - a. 11% under \$8000
 - b. 57% \$8000 - 16,000
 - c. 32% over \$16,000
2. Using the standard 1% figure given to us from the realtors, an \$8,000 house would roughly rent for \$80.00 per month, etc. But the committee also found that this percentage is on a sliding scale, and that a \$16,000 home may rent for only \$130 while a \$6,000 home may rent for \$75.
3. Information from the census
 - a. 25% of population earn less than \$4000 a year
 - b. 47% earn \$4000 - 8000
 - c. 28% earn over \$8000

*Due to the fact that we only received back nine questionnaires out of twenty-six realtors contacted, the statistical information for the entire area was somewhat incomplete. This is the reason for the use of Multiple Listings, to have more factual percentages and equal representation from all realtors.

III. How to Overcome Inadequate Housing Supply

A. BUILD NEW HOUSING

1. USING CONVENTIONAL CONSTRUCTION AND AVAILABLE FINANCING
2. SUBSIDIZE HOUSING

- a. RENTAL--MUNICIPAL HOUSING--NONPROFIT HOUSING
- b. OWNER--INTEREST SUBSIDY
- c. RENTAL--RENT SUPPLEMENT PROGRAM

The following was taken from the special newsletter, number 69-2, January 23, 1969, section 235 - Home Ownership for Lower Income Families

"Purpose

To assist lower income families in the purchase of homes affording them the pride of possession and promoting in them a sense of personal responsibility and social

stability.

Assistance is in the form of monthly payments by HUD to the mortgagee to apply towards the monthly payments of the mortgagor. The amount of the assistance payments will vary according to the income of the home buyer and the mortgage amount"

Our committee did not go into the loan aspect nor the subsidy route in any great detail; we looked at them only to the point that something is available to take the strain off the low-income people of our community.

B. REHABILITATE EXISTING HOUSING

1. ENCOURAGE PRIVATE DEVELOPMENT
 - a. Motivate with guaranteed loan programs
 - b. They will not be over-taxed on their improvements
 - c. Change zoning to make rehabilitation possible
2. Help home owners by
 - a. Guaranteed loans
 - b. Taking advantage of HUD programs
 - c. By use of a Housing Code

It has been found by the construction committee, after compiling the above information from the realtors, that some type of system is needed to up-grade or to at least preserve what existing property we have. Furthermore and possibly more important are zoning restrictions and their effect on our community. The time to act on such an issue is now.

Respectfully submitted
Edward Estes,
Chairman

Cost of Remedying Substandard Conditions Sub-Committee

- A. Subject of Report: Attempt to establish some idea of the costs involved.
- B. Reason for compiling report: One of the charges given the committee.
- C. How data was collected: Due to the complexity of the job and the time and personnel available, the committee found it impossible to establish an exact amount of substandard homes in Grand Junction and the exact dollar and cents amount that it would take to bring each of these homes up to standard. This will no doubt take endless hours of inspections and much professional help. But through the discussions at the meetings--with the members' inspections of their own homes plus those of their friends and neighbors throughout the city; also the report from Mrs. Vigil on the area on South Fifth and Sixth Avenues' with the help of records of the tax office, Building Inspector Fred Fuhrmeister and advice of the building contractors and other informed sources the following conclusions were made:
- D. Committee Recommendations and Conclusions
1. Homes considered substandard (which are not too many percentage-wise) would take only a small amount--less than \$100 in many cases--to bring up to a health and safety standard.
 2. Many apartments and houses that would be considered substandard are owned by landlords living out of the area.
 - a. This group could afford repairs
 - b. Rents are high enough to pay for repairs
 3. Small percentage of homes would take a larger sum to rehabilitate and bring up to standard conditions.
 - a. Important for health and safety of occupants to bring up to standards.
 - b. Important for entire area that conditions be corrected.
- E. Report of Iowa City, Iowa experience with housing code:
1. Iowa City has population of 28,000---approximately the same as Grand Junction.

2. Four houses were actually condemned when housing code was implemented.
 - a. All beyond salvage
 - b. Window sashes rotted
 - c. Roofs caving in
 - d. Floor joists and floors not supporting weight
 - e. Walls leaning and buckled
 - f. Plumbing in bad repair or non-existent

3. Most expense put into a house of apartment to meet code standards was approximately \$800
 - a. Larger windows needed in basement apartments
 - b. Furnace and water heater room had to be coated with fire code sheetrock and fire door
 - c. Second exit provided from basement
 - d. All new exterior steps
 - e. Exhaust fans in bathrooms without windows
 - f. Two story building so fire doors installed at stairways

4. Much of the time people would request additional work when repairs were undertaken as part of code enforcement

Respectfully submitted,
Glen Dennis
Chairman