

**GRAND JUNCTION CITY COUNCIL
WORKSHOP**

**WEDNESDAY, MARCH 21, 2012, 5:00 P.M.
ADMINISTRATION CONFERENCE ROOM
2ND FLOOR, CITY HALL
250 N. 5TH STREET**

To become the most livable community west of the Rockies by 2025

- 1. Grand Junction Housing Authority Village Park Apartments Fee Request:**
A request to have the City pay certain development fees for Village Park Apartments, a proposed affordable multi-family development, consisting of 72 units, located at 28 ¼ Road and Patterson Road. [Attach W-1](#)
- 2. Council Boards Updates**



Date: March 8, 2012
 Author: Kathy Portner
 Title/ Phone Ext: Neighborhood
Services Manager/1420
 Proposed Meeting Date:
March 21, 2012

**CITY COUNCIL STAFF REPORT
 WORKSHOP**

Topic: Grand Junction Housing Authority Village Park Apartments Fee Request
Staff (Name & Title): Tim Moore, Public Works and Planning Director Kathy Portner, Neighborhood Services Manager

Summary:

A request to have the City pay certain development fees for Village Park Apartments, a proposed affordable multi-family development, consisting of 72 units, located at 28 ¼ Road and Patterson Road.

Background, Analysis and Options:

The Grand Junction Housing Authority Village Park property, located at 28 ¼ Road and Patterson Road, consists of 6.7 acres and is zoned PD. The Housing Authority is proposing to build 72 affordable rental units in Phase I of the development and 60 units in Phase II. The PD zoning allows for the number of units proposed. The project will go through a Major Site Plan Review process. Construction of Phase I is anticipated to begin by late summer.

The Housing Authority is requesting assistance with the development fees associated with Phase I of the project. The Comprehensive Plan identifies the need to provide a broader mix of housing types in the community to meet the needs of a variety of incomes, family types and life stages. In addition, the Grand Valley Housing Strategy identified a 10-year demand for 440 rental units annually. Although market conditions have changed dramatically, the Housing Authority is seeing an increasing need for affordable housing. The Village Park Apartments will help meet those needs.

Board or Committee Recommendation:

NA

Financial Impact/Budget:

The applicant is requesting the City pay the following development fees:

- TCP \$127,368
- Parks fee \$ 16,200
- Sewer PIF \$176,256
- Total \$319,824

These fees would be covered by the General Fund through a transfer into the TCP Fund, Parkland Expansion Fund, and Joint Sewer Fund respectively. The Housing Authority hopes to break ground by late summer of 2012; however, payment of the development fees could be deferred to 2013, otherwise, a supplemental appropriation would be made in 2012.

Legal issues:

NA

Other issues:

NA

Previously presented or discussed:

NA

Attachments:

- Letter of Request
- Location Map
- Project Narrative
- Conceptual Plan

Serving the community by making safe housing affordable.

March 14, 2012

Mayor Tom Kenyon and Members of the
Grand Junction City Council
250 North Fifth Street
Grand Junction, CO 81501



Dear Mayor Kenyon and City Council Members:

The Grand Junction Housing Authority is preparing to develop the first phase of its Village Park parcel, located on Patterson Road at 28 ¼ Road, which we acquired in 2007. The land is part of a PUD, which specifies that it is to be developed as 132 units of multi-family housing. GJHA plans to develop the 72-unit first phase beginning this Fall. The second phase, 60 apartments focused on the needs of seniors, will be deferred to a future date.

We have completed the initial design work, and have prepared a financing plan for the development. We have submitted an application for Low Income Housing Tax Credits, a federal tax incentive to encourage corporate investment in affordable housing nationwide. We plan to seek grant funding from the State of Colorado, Division of Housing. Each of these external funding sources looks to the local community for financial support, as evidence of a local commitment to affordable housing. GJHA has committed to loan up to \$250,000 to the development. We seek financial support from the City of Grand Junction to complete the financing package.

Construction of Village Park will be expedited to respond to strong demand for affordable housing in the Grand Valley, and to capitalize on a favorable environment for construction bidding, as several large local construction projects are nearing completion. With favorable responses to our funding applications, we plan to break ground as early as mid-September. Our Design-Build Team of Shaw Builders and OZ Architecture has committed to seeking local sub-contractors for the work, and estimate that 246 jobs will be filled by local workers during the 12 month construction process. The total hard costs of the development are budgeted at \$9.85 million.

The City Development Impact Fees (Park Impact Fee, Transportation Impact, and Sewer Tap Fees) total approximately \$320,000. The School Land Fee will be an additional \$33,120. We seek financial assistance from the City to pay the \$320,000 in Development Impact Fees.

Attached are copies of the site plan and exterior building elevations for Village Park. The Homeowners Association covenants require that the multi-family development be visually compatible with the commercial center at the southern boundary of the site, which explains the stucco exterior for the new development.

The City has a long history of supporting affordable housing. The Village Park development meets the City's criteria for supporting infill development, and dispersed workforce and affordable housing. It will be an attractive new community and an asset to the Grand Valley.

Sincerely,


Jody M. Kole
Executive Director

1011 North Tenth Street • Grand Junction, CO 81501 • (970) 245-0388
(TTY) Dial 711 or 1 (800) 842-9710

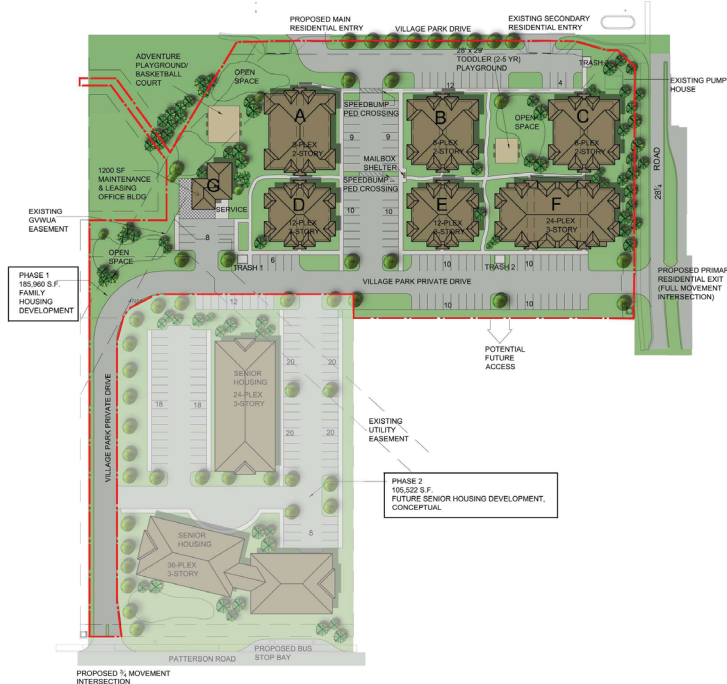




8-PLEX - FRONT ELEVATION

VILLAGE PARK

A SIGNATURE MULTIFAMILY DEVELOPMENT BY GRAND JUNCTION HOUSING AUTHORITY

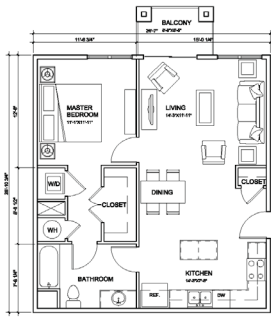


COMMUNITY - SITE PLAN

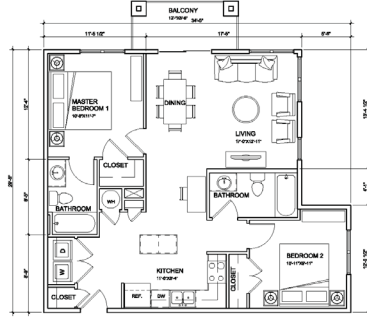
VILLAGE PARK

A SIGNATURE MULTIFAMILY DEVELOPMENT BY GRAND JUNCTION HOUSING AUTHORITY

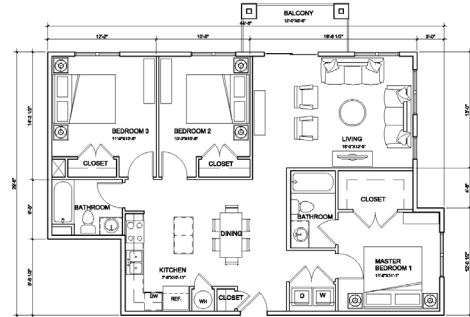




ONE BEDROOM



TWO BEDROOM



THREE BEDROOM

TYPICAL BUILDING . UNIT PLANS

VILLAGE PARK

A SIGNATURE MULTIFAMILY DEVELOPMENT BY
GRAND JUNCTION HOUSING AUTHORITY



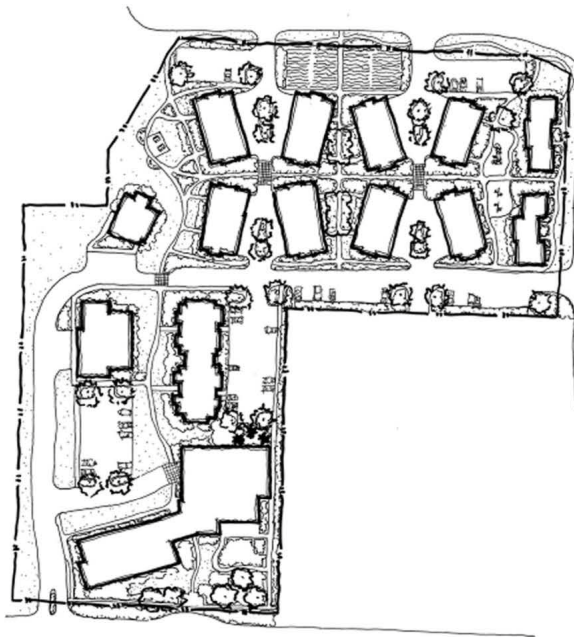
Village Park Location Map



Project Description

Village Park units will be in two-story walkup buildings. Units are "stacked flats." A final site plan has not been developed but the preliminary plan below shows the general location of the 72 family units in the current phase and a planned second phase consisting of 60 units. Delivery of the first phase is anticipated in 2013.

Village Park Preliminary Site Plan



The following tables present the proposed number of units by type, size and income level; the proposed contract rents and rent per square foot; and the income ranges to be served by Village Park:

Table 6

Number of Units by Bedroom Size and Income Level
Village Park

	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI</u>	<u>60% AMI</u>	<u>Market</u>	<u>Total Units</u>	<u>% of Total</u>	<u>Size</u>	<u>Type</u>
1 br	2	2	2	2	0	8	11%	725-750	Flat
2 br/2 ba	2	8	20	14	0	44	61%	830-860	Flat
3 br	1	2	10	7	0	20	28%	1,050-1,075	Flat
Total	5	12	32	23	0	72	100%		
% of Total	7%	17%	44%	32%	0%		100%	na	na

Table 7

Proposed Monthly Rents
Village Park

Proposed Rents:

	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI</u>	<u>60% AMI</u>	<u>Market</u>
1 br	\$311	\$428	\$546	\$546	NA
2 br/2 ba	\$369	\$510	\$651	\$651	NA
3 br	\$418	\$582	\$746	\$746	NA

Proposed Rent per Square Foot:

	<u>30% AMI</u>	<u>40% AMI</u>	<u>50% AMI</u>	<u>60% AMI</u>	<u>Market</u>
1 br	\$0.42	\$0.58	\$0.74	\$0.74	NA
2 br/2 ba	\$0.44	\$0.60	\$0.77	\$0.77	NA
3 br	\$0.39	\$0.55	\$0.70	\$0.70	NA

Table 8

Minimum and Maximum LIHTC Incomes
Village Park

	Number in Household				
	<u>1 person</u>	<u>2 persons</u>	<u>3 persons</u>	<u>4 persons</u>	<u>5+ persons</u>
<u>30 Percent</u>					
Minimum income	\$10,650	\$10,650	\$12,780	\$14,760	\$14,760
Maximum income	\$13,250	\$15,150	\$17,050	\$18,900	\$20,450
<u>40 Percent</u>					
Minimum income	\$14,190	\$14,190	\$17,010	\$19,680	\$19,680
Maximum income	\$17,640	\$20,160	\$22,680	\$25,200	\$27,240
<u>50 Percent</u>					
Minimum income	\$17,730	\$17,730	\$21,270	\$24,570	\$24,570
Maximum income	\$22,050	\$25,200	\$28,350	\$31,500	\$34,050
<u>60 Percent</u>					
Minimum income	\$21,270	\$21,270	\$25,530	\$29,490	\$29,490
Maximum income	\$26,460	\$30,240	\$34,020	\$37,800	\$40,860

Source: CHFA, JCRC

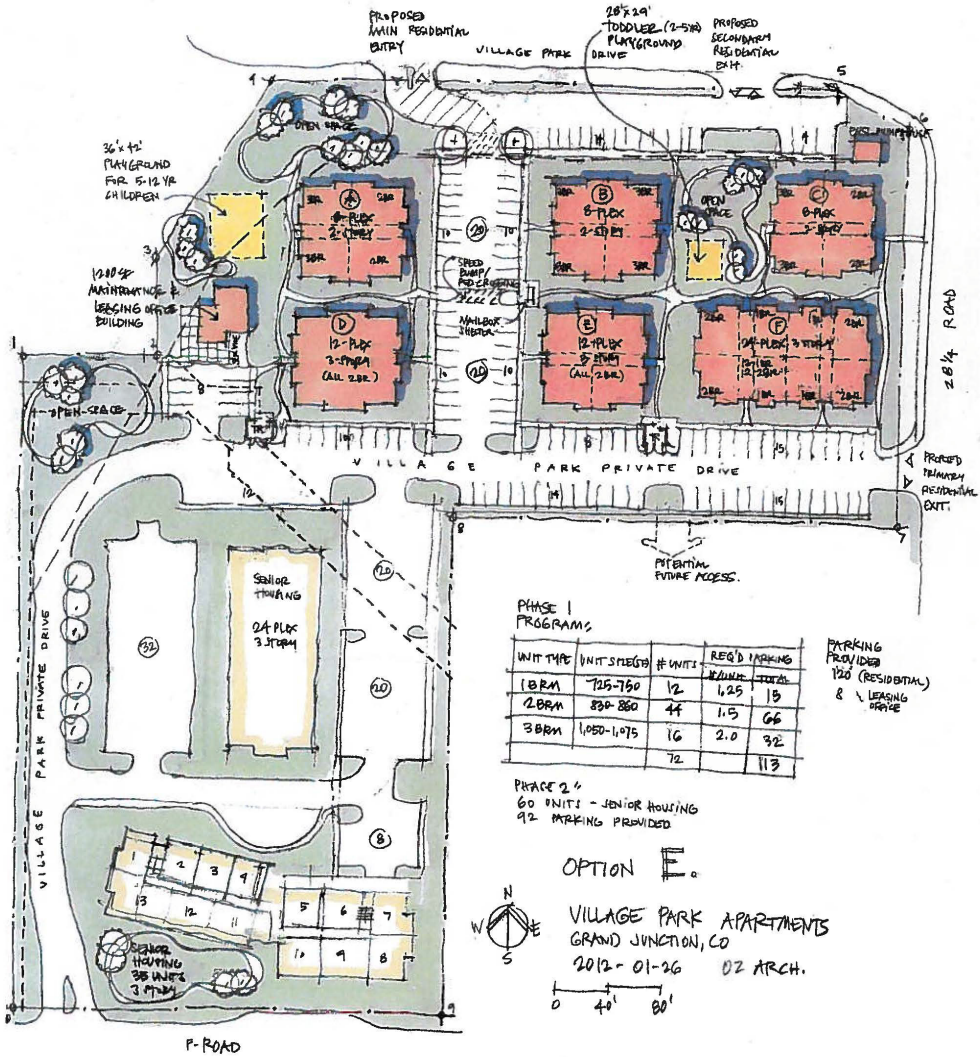
The project site will include a playground and a picnic/BBQ area. There will be a manager on-site and a maintenance shop. Laundry facilities will be provided in each building (possibly on each floor) and individual units will not have hookups.

Units will be heated with gas, forced air furnaces and cooled with evaporative cooling units. Units will include dishwashers and microwaves in addition to the standard refrigerator, stove/oven and garbage disposal. Each unit will come with window coverings and an exterior storage closet. All will be individually metered and wired for cable and internet access. Tenants will be billed individually for gas, electricity, telephone, cable and internet.

The site will include 116 surface parking spaces. This will meet the minimum parking requirements for the city of Grand Junction. These requirements are based on the bedroom distribution of the proposed multifamily residential use as shown below.

<u>Grand Junction Parking Requirements</u>	
<u>Residential Use</u>	<u>Parking Required</u>
Multifamily – 1 bedroom	1.25 per unit
Multifamily – 2 bedroom	1.5 per unit
Multifamily – 3+ bedroom	2 per unit

Source: Grand Junction Public Works & Planning



PHASE I PROGRAMS

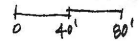
UNIT TYPE	UNIT SIZE(SQ)	# UNITS	REQ'D PARKING	PROVIDED	TOTAL
1 BRM	725-750	12	1.25	15	
2 BRM	850-880	44	1.5	66	
3 BRM	1,050-1,075	16	2.0	32	
		72	72	113	

PARKING PROVIDED 120 (RESIDENTIAL) & LEASING OFFICE

PHASE 2
60 UNITS - SENIOR HOUSING
92 PARKING PROVIDED

OPTION E.

VILLAGE PARK APARTMENTS
GRAND JUNCTION, CO
2012-01-26 02 ARCH.



P-ROAD