

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Develop
Conditional
PUD

ITEM Apartment Complex

DATE RECEIVED June 10, 1975

ITEM # 16-75

REQUEST To build 4 - 2 bedrooms (Family Units)
2 = 1 bedrooms (Designated Elderly)
6 Total

LOCATION 204 North 8th - Lots 32, 31, and W 1/2 of 30 of Block 92

PETITIONER Junction Grand Housing Authority

ADDRESS P. O. Box 968

PHONE NO. 243-

Information Submitted

Fee Submitted No Charge

Application: _____ Plats: 15

Progress Chart

Reviewing Agencies (see attached form) _____ Sign Posted _____

Notice to Adjacent Property Owners _____

Planning Commission: 6/25/75

Action Taken: _____

City Council: _____

Action Taken: _____

PUBLICATION DATES: 7 days 1. _____

7 days 2. _____

DATE COMPLETED: _____

Subdivision GRAND JUNCTION HOUSING AUTHORITY

Phase _____ Date JUN 10, 1975

CC _____ PC 6-25-75 CC 16 Jul 75

Approved

Review Agencies

OK	?		OK	?
<input checked="" type="checkbox"/>		<u>Utilities</u>		
<u>6-10-75</u>		<u>Fire Dept.</u>		
<u>6-11-75</u>		<u>MT. Bell</u>		
	<input checked="" type="checkbox"/>	<u>Comptronics</u>		
<u>6-12-75</u>		<u>Public Service</u>		
	<u>6-17-75</u>	<u>Sch. Dist.</u>		
	<u>6-13-75</u>	<u>SANITATION</u>		

Comments Need place for Trash cans.
Comptronics want electrical plan.
School District wants fee of \$282.32 / lot.

Documents:

- Improvements Agreement
- Title Investigation
- Improvements Guarantee
- Appraisal
- Covenants
- 5% Open Space
- Annexation
- Roadway X-sections
- Drainage
- Sewer

Comments _____

Drawing _____

PRELIMINARY PROPOSAL
FOR
SECTION 8 HOUSING
INVITATION NO. CO 99-0008

SPONSOR
THE HOUSING AUTHORITY OF THE CITY OF
GRAND JUNCTION, COLORADO

CHAMBLISS/DILLON & ASSOCIATES - ARCHITECTS
COLORADO HOUSING, INC. - CONSULTANTS

June 20, 1975

H.B. Bolas
Assistant Regional Administrator
Housing Production and Mortgage Credit
Department of Housing and Urban Development
Federal Building - 19th and Stout Streets
Denver, Colorado 80202

Dear Mr. Bolas:

Pursuant to your invitation No. CO 99-0008, the Housing Authority of the City of Grand Junction, Colorado proposes to develop, construct, and manage the following units in accordance with the provisions of Section 8 of the U.S. Housing Act of 1937, as amended:

52 - One Bedroom Units for Elderly Occupancy
4 - Two Bedroom Units for Non-Elderly Occupancy

There will be no utility or service charges that are not included in the contract rents.

There is no Local Housing Assistance Plan for Grand Junction.

The Housing Authority of the City of Grand Junction will be responsible for the management of the units. The Housing Authority intends to employ Com-Act, Inc., a private non-profit corporation, as their executive director in order to manage and maintain their units. Enclosed is a resume of Com-Act.

The Grand Junction Housing Authority is presently the owner of the west one-half of Lot 30 and all of Lots 31 and 32 in Block 92 in the City of Grand Junction, which will be used for two one-bedroom units and four two-bedroom units. For the 50 elderly units, Colorado Housing, Inc. is presently optioning for the Housing Authority 4.568 acres of land located at Lot 25 and Lot 28, Fairmont subdivision. Enclosed is a letter from Bray Realty.

The financing for the project will be furnished by the Colorado Housing Finance Authority with insurance from the HUD Insuring Office.

It is proposed that 100% of the units receive housing assistance payments.

It is not our intention to pledge or offer the agreement and/or contract as security for any loan or obligation.

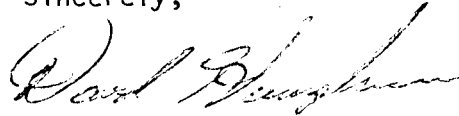
June 20, 1975
Page 2

Both of the proposed sites are vacant with no structures, so it will not be necessary to displace any site occupants.

In order to reduce energy consumption to the greatest extent feasible, material and methods to be incorporated in the design and construction will exceed the HUD minimum property standards and include, but not be limited to the following:

- a. Install such available caulking and insulating materials to provide the maximum weatherproofing feasible.
- b. Provide windows of such size and construction that will meet light and ventilation requirements, but not result in excessive heat loss. All windows shall be double glazed with insulating glass, or shall be provided with storm sash and will be weatherstripped.
- c. The amount of attic ventilation shall be sufficient to meet FHA requirements, but shall not be excessive.
- d. The exterior wall construction shall be a wood structural system with masonry finish.

Sincerely,

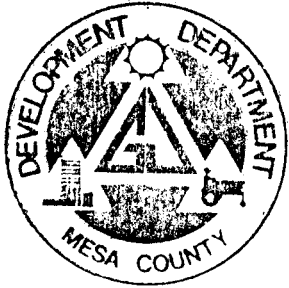


David Humphries
Chairman
Grand Junction Housing Authority

DH/jd

**CITY - COUNTY
DEVELOPMENT DEPT.**

P.O. BOX 897 - GRAND JUNCTION, COLORADO 81501
DIAL 303 243-9200 ext. 343



Grand Junction Planning - Mesa County Planning - Building Department

June 24, 1975

H.B. Bolas
Assistant Regional Administrator
Housing Production and Mortgage Credit
Department of Housing and Urban Development
Federal Building - 19th and Stout Streets
Denver, Colorado 80202

Dear Mr. Bolas:

The projects being applied for by the Grand Junction Housing Authority have broad community support. The City Council of the City of Grand Junction has contributed the site at 8th and Rood valued at approximately \$20,000 to the Housing Authority for this project.

The State Division of Housing is highly supportive of the efforts of the Grand Junction Housing Authority in providing housing to low and medium income families. They have approved a \$60,000 grant to help get the project underway.

If you have any further questions or would like further documentation of the support, we shall be glad to supply it.

Sincerely,

Gene M. Allen
Development Director

GMA/bp



322 MAIN ST. GRAND JUNCTION, COLO. 81501

June 17, 1975

Mr. John Maldonado
Director
Colorado Housing Inc.
1540 Vine Street
Denver, Colorado 80206

Dear Mr. Maldonado:

The ComAct Housing Corporation has been delegated the managing agency for a six unit complex by the Grand Junction Housing Authority. We feel the Authority made a logical choice because of our involvement in low-income housing over the last four years.

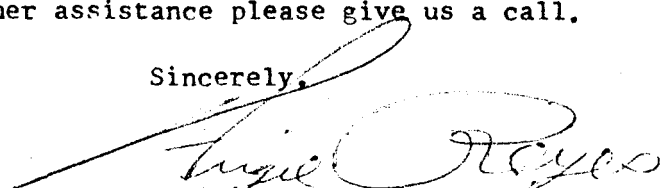
The ComAct Housing Corporation has become proficient in the following procedures:

1. Taking applications from perspective home buyers.
2. Screening applicants.
3. Counseling applicants, for which we are certified by the U. S. Department of Housing and Urban Development.
4. Informing applicants of their responsibilities and requirements.
5. Working closely with social service programs which are available to low-income families.
6. Cash receipts.
7. Cash disbursements.
8. Double-entry accounting system.

We are also enclosing, for your information, the functions, goals, and financial statements of the ComAct Housing Corporation.

If we can be of any further assistance please give us a call.

Sincerely,


Augie Reyes
Executive Director

Enclosure

COM-AGE HOUSING CORP.

Expenditures
May 1975

Check	Date	Check Made to	Purpose of Expenditure	Amount of Payment
243	5/8/75	Valley Federal	Payment on Loan #10841	\$ 35.00
244		Modern Savings	Payment on Loan #5859	56.65
245		Mutual Savings	Payment on Loan #6540	75.11
246		Mesa Federal	Payment on Loan #10164	68.00
247		Valley Federal	Payment on Loan #10783	45.00
248		Mesa Federal	Payment on Loan #10065	58.00
249		Mutual Savings	Payment on Loan #6462	52.73
250		Valley Federal	Payment on Loan #10998	88.00
251		Mesa Federal	Payment on Loan #10228	83.00
252		Modern Savings	Payment on Loan #1121 (Escrow)	263.00
253		Mesa Federal	Payment on Loan #10362	68.00
254		Mesa Federal	Payment on Loan #11035	61.00
255		Veterans Administration	Payment on Loan #39-4-0007185	70.00
256		U. S. Bank	Escrow Savings for 1134 Rood	19.00
257		U. S. Bank	Escrow Savings for 225 S. 13th	15.00
258		U. S. Bank	Escrow Savings for 1404 Mesa	19.00
259		U. S. Bank	Escrow Savings for 2805 Texas	18.00
260		First National Bank	Note Payment	800.00
261		W. Orchard Mesa Water District	Water bill for 138 Dorothy	43.50
TOTAL				<u>\$1,985.99</u>

COM-ACT HOUSING CORP.

Income for
May, 1975

<u>NAME</u>	<u>ADDRESS</u>	<u>PURPOSE</u>	<u>TOTAL PAYMENT</u>
Ernestina Robles	145 N. Spruce	House Payment	\$ 100.00
Head Start	110 Dorothy	Rent	65.00
Jovita Puerto	1225 Main	House Payment	75.00
Jack Raff	520 Rockaway	House Payment	100.00
Manuel Montoya	1135 White	House Payment	100.00
Bibian Rascon	732 Teller	House Payment	105.00
Alex Krasnow	1035 White	House Payment	110.00
Alex Archuleta	830 W. Colorado	House Payment	65.00
April River	130 Dorothy	House Payment	100.00
Manuel Renteria	244 Sherman	House Payment	85.00
Della Gutierrez	409 Cholula	House Payment	70.00
Dora Romero	313 Cherry Lane	House Payment	90.00
Fidel Jiron	104 Dorothy	House Payment	100.00
Petra Martinez	225 S. 15th	House Payment	110.00
George Parsons	1260 Colorado	House Payment	105.00
Larry Salas	1404 Mesa Avenue	House Payment	120.00
Linda Sanchez	1134 Road Avenue	House Payment	140.00
Peggy Pruitt	2805 Texas	Down Payment	300.00
Valley Federal		Real Estate Tax Refund	67.47
Mesa Federal		Real Estate Tax Refund	21.52
	TOTAL		<u>\$2,038.99</u>

COMACT HOUSING CORP.

Balance Sheet
As of April 30, 1975

ASSETS

CURRENT ASSETS

Cash		\$ 455.30	
ComAct Escrow		2,152.71	
Mortgage Receivable (current portion)		<u>10,859.04</u>	
Total Current Assets			\$ 13,467.05

OTHER ASSETS

Mortgage Receivable	\$190,308.86		
Less current portion	<u>10,859.04</u>	\$119,449.82	
Houses		<u>163,808.51</u>	
Total Other Assets			<u>\$283,258.33</u>

TOTAL ASSETS

\$296,725.38

LIABILITIES & FUNDS EQUITY

CURRENT LIABILITIES

Notes Payable (current portion)		\$ 5,393.13	
Mortgage Payable (current portion)		<u>6,072.48</u>	
Total Current Liabilities			\$ 11,465.61

OTHER LIABILITIES

Buyer's Escrow		\$ 1,271.76	
Reserve for Houses sold		134,135.93	
Investor's Deposit		17,871.00	
Notes Payable	\$10,212.94		
Less current portion	<u>5,393.13</u>	4,819.81	
Mortgage Payable	80,615.37		
Less current portion	<u>6,072.48</u>	<u>74,542.89</u>	
Total Other Liabilities			\$232,641.39
Retained Earnings		\$ 31,040.22	
Earnings 10 mo. ended 4/30/75		<u>21,578.16</u>	
Retained Earnings			<u>\$ 52,618.38</u>

TOTAL LIABILITIES & FUNDS EQUITY

\$296,725.38

COMACT HOUSING CORP.
Revenue & Expenses
For ten months ended
April 30, 1975

Revenues

Grant - City of Grand Junction & CHCAP	\$16,400.00	
Interest Income	3,002.51	
Rent Income	760.00	
Transfer Payments	<u>3,960.70</u>	
Total Revenues		\$24,123.21

Expenses

Interest	\$ 2,339.82	
Insurance	101.00	
Repairs	<u>104.23</u>	
Total Expenses		<u>\$ 2,545.05</u>

NET EARNINGS

\$21,578.16

COMACT HOUSING CORPORATION

Cash in Bank April 1, 1975		\$ 151.19
Income Received April 1975		<u>\$2,310.00</u>
Total Cash in Bank		\$2,461.19
Total Payments made for the month of April 1975	\$1,885.30	
Balance April 30, 1975		<u>\$ 424.70</u>

Cash in Bank May 1, 1975		\$ 424.70
Income Received May 1975		<u>\$2,048.99</u>
Total Cash in Bank		\$2,473.69
Total Payments made for the month of May 1975	\$1,985.99	
Balance May 31, 1975		<u>\$ 487.70</u>



322 MAIN ST. GRAND JUNCTION, COLO. 81501

The ComAct Housing Corporation is now a proven success by the way it has been operating in the past four years.

We would like to briefly bring you up to date on ComAct Housing and its operations as follows:

1. What is ComAct Housing?
 - (a) ComAct Housing is a nonprofit corporation chartered under the State of Colorado in February, 1971.
2. How is ComAct Housing composed?
 - (a) ComAct Housing is composed of seven local citizens of the community proportionately relevant to the composition of our citizenry.
3. Why ComAct Housing?
 - (a) True home ownership for the poor via Federal programs is not a reality because families making less than five thousand dollars (\$5,000) per year do not make sufficient income to buy the type of housing that is built or remodeled under such programs.
 - (b) Poor people, in most cases, do not have the monies needed for the down payments required and often they do not have good credit ratings; so, therefore, these two things along with other problems make it almost impossible to become home owners.
4. What is the Role of ComAct Housing with the Poor?
 - (a) ComAct Housing sells homes to low-income people that meet the CSA income guidelines regardless of race, creed, national origin, or source of income.

5. How is the Sale made from ComAct Housing to the Poor?

- (a) Title to the house is retained by ComAct Housing until such time that the families have established a track record, such as continually making payments on time, and most of all the equity paid which will determine the eligibility for a direct loan with a housing loan institution. In this way ComAct Housing is paid off and we can put our monies to work on more housing.

6. What are ComAct Housing Accomplishments?

- (a) ComAct Housing has purchased 19 homes with approximately 80% financed by our local home loan institutions.
- (b) Three families have now spun off their loans directly with the local home loan institutions and they are now on their own.
- (c) ComAct Housing Corporation has now, in cash, purchased four (4) homes. This latter part expands our program in the following way:

1. By purchasing on a cash basis we are in the position of subsidizing interest rates as per example:

We charge as low as 3% per annum interest; paid monthly on the un-paid balance. Every year the interest is escalated by 1% until it reaches the current market level. By this time the home buyer has created a large equity, responsibility and a good track record for obtaining a direct loan with a home loan institution.

2. We do not penalize the poor for getting out of poverty, so therefore, there is no fear that we will change their monthly payments.

7. What are ComAct's future plans?

- (a) ComAct Housing will continue to expand with the same program presently operated; and later on we hope to build new housing.

8. How can ComAct Housing expand?

- (a) ComAct Housing needs your assistance, be it in the form of a loan with no interest and/or donations of monies.

Please help us to help people help themselves.

Sincerely,



Aggie Reyes

Executive Director



PHONE 242-3647
1015 N. 7th STREET



GRAND JUNCTION, COLORADO

June 19, 1975

John Maldonado
1540 Vine St.
Denver, Colorado 80206

RE: Vacant land for the local Housing Authority.

Dear John:

I wish to inform you that we have been negotiating on several parcels that are suitable for multi-family units.

Mr. Bill Cordova and members of the Housing Authority inspected each of the parcels and agree that there is enough flexibility to accommodate both housing for the elderly and single family units.

Please advise as to when you wish to submit an option proposal.

Respectfully yours,

A handwritten signature in cursive script that reads "Bob Emrich".

Bob Emrich
Vice Pres.
BRAY & COMPANY

/jlp

OFFICES:

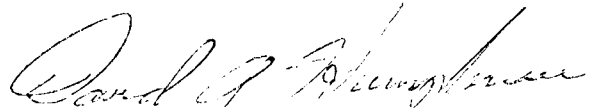
Grand Junction
Fruita
Orchard City

HUD Area or Insuring Office Denver, Colorado Project Number _____
Proposed Project Name Section 8 Housing Location Grand Junction, Colorado
Proposed Mortgage Amount \$ _____ Number of Units _____

We, the undersigned, request consideration of the above identified project proposal to be financed with a mortgage insured under the National Housing Act. We, individually and collectively, represent that we are the sole Principals in the project (or that all other Principals have filed a similar certificate), that we have not been Principals or had an interest in any FHA insured or other HUD programs except as shown below, and that no project in which we have had any interest is, or ever was, in default or received mortgage relief except as shown below. We agree that any change of the Principals listed herein, or additions thereto, will be reported to FHA and we will inform them of the requirement to file a similar certificate.

<u>Previous Project Name and Location</u>	<u>FHA or HUD No.</u>	<u>Name of Principal</u>	<u>Type of Participation</u>	<u>Default</u>	<u>Mortgage Relief</u>
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The Housing Authority of the City of Grand Junction, Colorado has not participated in any previous HUD/FHA housing programs in the past.



Housing Authority of the City of Grand Junction
(A Colorado non-profit corporation)

Employer Identification
or
Social Security Number

DATE _____	SIGNATURE _____	_____
PLEASE TYPE NAME AND INTEREST IN PROPOSED PROJECT _____	CITY, STATE AND ZIP CODE _____	
DATE _____	SIGNATURE _____	_____
PLEASE TYPE NAME AND INTEREST IN PROPOSED PROJECT _____	CITY, STATE AND ZIP CODE _____	
DATE _____	SIGNATURE _____	_____
PLEASE TYPE NAME AND INTEREST IN PROPOSED PROJECT _____	CITY, STATE AND ZIP CODE _____	
DATE _____	SIGNATURE _____	_____
PLEASE TYPE NAME AND INTEREST IN PROPOSED PROJECT _____	CITY, STATE AND ZIP CODE _____	
DATE _____	SIGNATURE _____	_____
PLEASE TYPE NAME AND INTEREST IN PROPOSED PROJECT _____	CITY, STATE AND ZIP CODE _____	

WARNING: Section 1010 of Title 18, U.S.C., "Department of Housing and Urban Development transactions," provides: "Whoever, for the purpose of . . . influencing in any way the action of such Department . . . makes, passes, utters, or publishes any statement, knowing the same to be false . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

EQUAL EMPLOYMENT OPPORTUNITY CERTIFICATION

The undersigned understands and agrees that it is the "applicant" within the meaning of § 200.410 of the FHA Regulations and agrees that there shall be no discrimination against any employee who is employed in carrying out work receiving FHA assistance, or against any applicant for such employment, because of race, color, religion, sex, or national origin, including but not limited to employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

The applicant further agrees to the following:

- (1) It will incorporate or cause to be incorporated into any contract for construction work, or modification thereof, as defined in the regulations of the Secretary of Labor at 41 CFR Chapter 60, which is paid for in whole or in part with funds obtained pursuant to an FHA program, the equal opportunity clause required by § 200.420 of the Regulations;
- (2) It will be bound by said equal opportunity clause with respect to its own employment practices when it participates in any FHA assisted construction work: Provided, That if the applicant so participating is a state or local government, the said equal opportunity clause is not applicable to any agency, instrumentality or subdivision of such government which does not participate in work on or under the contract;
- (3) It will assist and cooperate actively with the FHA and the Secretary of Labor in obtaining the compliance of contractors and subcontractors with the equal opportunity clause and the rules, regulations and relevant orders of the Secretary of Labor;
- (4) It will furnish the FHA and the Secretary of Labor such information as they may require for the supervision of such compliance, and will otherwise assist the FHA in the discharge of FHA's primary responsibility for securing compliance;
- (5) It will refrain from entering into any contract or contract modification subject to Executive Order 11246 of September 24, 1965, with a contractor debarred from, or who has not demonstrated eligibility for, government contracts and federally assisted construction contracts pursuant to the Executive Order;
- (6) It will carry out such sanctions and penalties for violation of the equal opportunity clause as may be imposed upon contractors and subcontractors by the FHA or the Secretary of Labor pursuant to Part II, subpart D of the Executive Order; and
- (7) In the event that it fails or refuses to comply with its undertaking, the FHA may cancel, terminate or suspend in whole or in part any contractual arrangements the FHA may have with the applicant; may refrain from extending any further assistance to the applicant under any FHA programs until satisfactory assurance of future compliance has been received from such applicant; or may refer the case to the Department of Justice for appropriate legal proceedings.

Name of applicant: Housing Authority of the
City of Grand Junction, Colorado

Address: _____

Signed By: _____

Title: CHAIRMAN

Date: June 19, 1975

EXCERPTS FROM FHA REGULATIONS

(Copy of complete FHA
Regulations may be ob-
tained from FHA Insur-
ing Office)

§ 200.410 Definition of term "applicant".

(a) In any mortgage or loan insurance transaction under this chapter where the Commissioner will control the mortgagor either through the ownership of corporate stock or under the provisions of a regulatory agreement, the term "applicant" as used in § 200.415 shall mean the mortgagor.

(b) In any transaction other than one specified in paragraph (a), the term "applicant" as used in § 200.415 shall mean the developer, or the builder, dealer or contractor performing the construction, repair or rehabilitation work for the property owner.

§ 200.415 Agreement of applicant.

An applicant shall, prior to the Commissioner issuance of any commitment or other loan approval, agree (in a form prescribed by the Commissioner) that there shall be no discrimination against anyone who is employed in carrying out work receiving assistance pursuant to this chapter, or against any applicant for such employment, because of race, color, religion, sex, or national origin.

§ 200.420 Equal Opportunity Clause to be included in contracts and subcontracts.

(a) The equal opportunity clause prescribed by the Commissioner pursuant to the regulations of the Secretary of Labor (41 CFR Chapter 60) shall be included in each nonexempt contract and subcontract for work receiving FHA assistance.

(b) Subcontracts less than \$50,000 may incorporate by reference the equal opportunity clause.

(c) The equal opportunity clause shall be deemed to be a part of each nonexempt contract or subcontract whether or not it is physically incorporated in such contract.

§ 200.425 Exemptions.

(a) Transactions of \$10,000 or under. Contracts and subcontracts not exceeding \$10,000 are exempt from the requirements of the equal opportunity clause. No contractor or subcontractor shall procure supplies or services in less than usual quantities to avoid applicability of the equal opportunity clause.

(b) Contracts and subcontracts for indefinite quantities. Contracts and subcontracts for indefinite quantities are exempt from the requirements of the equal opportunity clause if the amount to be ordered in a single year under any such contract will not exceed \$10,000.

(c) Work outside the United States. Contracts and subcontracts with regard to work performed outside the United States by employees who were not recruited within the United States are exempt from the requirements of the equal opportunity clause.

(d) Others. Other exemptions set forth in the regulations of the Secretary of Labor at 41 CFR Section 60-1.5 apply to transactions under this subpart.

APPLICATION - PROJECT MORTGAGE INSURANCE

Project Name: Section 8, Housing, Grand Junction, Colorado Project No. _____

TO: _____ and the FEDERAL HOUSING COMMISSIONER.

The undersigned hereby requests a loan in the principal amount of \$ _____ to be insured under the provisions of Section _____ of the National Housing Act, said loan to be secured by a first mortgage on the property hereinafter described.

Insurance of advances during construction is, is not desired, Feasibility Conditional Firm
Type of Mortgage: PM LD B-S NP Permanent Mortgage Interest Rate _____ %.

A. LOCATION AND DESCRIPTION OF PROPERTY:

1. Street Nos.	2. Street <u>17th&Walnut-Elderly 8th and Rood-Family</u>	3. Municipality <u>Grand Junction</u>	4. County <u>Mesa</u>	5. State <u>Colorado</u>
6. Type of Project <input type="checkbox"/> Elevator <input checked="" type="checkbox"/> Walkup	7. No. Stories <u>1 Elderly 2 Family</u>	8. Check Applicable Box(es) <input checked="" type="checkbox"/> Row <input type="checkbox"/> Detached <input type="checkbox"/> Semi-detached		9. Est. Ave. Monthly Rental per Unit \$ <u>234</u> Mo.
10. <input checked="" type="checkbox"/> Proposed <input type="checkbox"/> Existing	11. No. Units <u>56</u>	12. No. Bldgs. <u>10</u>	13. List Accessory Buildings or Space: <u>Commons Building and Laundry Facility</u>	
14. Dimensions ft. by <u>198,980 sf- Elderly ft., or 7819 sf-Family</u> sq. ft.		16. Structural System <u>Frame</u>		16a. Yr. Built
15. Zoning (If recently changed, submit evidence) <u>RI-C Elderly Site and B3 for Family</u>		17. Exterior Finish <u>Masonry Exterior</u>		18. Heating-A/C System <u>Hot Water</u>

B. INFORMATION CONCERNING LAND OR PROPERTY:

19. Date Acquired <u>6/75 Family 6/75</u>	20. Purchase Price <u>0 \$ 55,000</u>	21. Additional Costs Paid or Accrued <u>\$ --</u>	22. If Leasehold Annual Ground Rent <u>\$ --</u>	23. a TOTAL COST <u>\$ 55,000</u>	23. b Balance Outstanding <u>\$ 55,000</u>	24. Relationship-Business, Personal or Other Between Seller & Sponsor
25. Utilities— Water <input checked="" type="checkbox"/> Public <input type="checkbox"/> Community Sewers <input checked="" type="checkbox"/> <input type="checkbox"/>		26. Unusual Site Features— <input type="checkbox"/> Cuts <input type="checkbox"/> Fills <input type="checkbox"/> Rock Formations <input type="checkbox"/> Erosion <input type="checkbox"/> Poor Drainage <input type="checkbox"/> High Water Table <input type="checkbox"/> Retaining Walls <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> None				

C. ESTIMATE OF INCOME:

27. No. of Each Family Type Unit	Living Area (Sq. Ft.)	Composition of Units	Unit Rent Per Month	Total Monthly Rent For Unit Type
<u>52</u>	<u>584</u>	<u>One Bedroom</u>	<u>\$ 214</u>	<u>\$ 11,128</u>
<u>4</u>	<u>758</u>	<u>Two Bedroom</u>	<u>255</u>	<u>1,020</u>
28. TOTAL ESTIMATED RENTALS FOR ALL FAMILY UNITS				<u>\$ 12,148</u>
29. No. Parking Spaces—		Open Spaces <u>84</u> @ \$ <u>0</u> per month		
<input checked="" type="checkbox"/> Self Park		Covered Spaces _____ @ \$ _____ per month		
30. Commercial Area-Ground Level _____ Sq. Ft. @ \$ _____ per sq. ft./mo. Other Levels _____ Sq. Ft. @ \$ _____ per sq. ft./mo.				
31. TOTAL ESTIMATED GROSS PROJECT INCOME AT 100% OCCUPANCY				<u>\$ 12,148</u>
32. TOTAL ANNUAL RENT (Item 31 x 12 months)				<u>\$ 138,487.20</u>

33. Gross Floor Area— <u>35,920</u> Sq. Ft.	34. Net Rentable Residential Area— <u>32,400</u> Sq. Ft.	35. Net Rentable Commercial Area— Sq. Ft.
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36. NON-REVENUE PRODUCING SPACE			
Type of Employee	No. Rms.	Composition of Unit	Location of Unit in Project
<u>N/A</u>			

37. EQUIPMENT <input checked="" type="checkbox"/> Ranges (Gas or Elec.) <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Refrig. (Gas or Elec.) <input type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Air Cond. (Equip. Only) <input checked="" type="checkbox"/> Carpet <input checked="" type="checkbox"/> Kitchen Exhaust Fan <input type="checkbox"/> Drapes <input checked="" type="checkbox"/> Laundry Facilities <input type="checkbox"/> Other (Specify) _____		38. SERVICES GAS: <input checked="" type="checkbox"/> Heat <input checked="" type="checkbox"/> Hot Water <input type="checkbox"/> Cooking <input type="checkbox"/> Air Conditioning ELEC.: <input type="checkbox"/> Heat <input type="checkbox"/> Hot Water <input checked="" type="checkbox"/> Cooking <input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Lights, Etc., in Unit (evaporative) OTHER FUEL: <input type="checkbox"/> Heat <input type="checkbox"/> Hot Water		39. Special Assessments: a. <input type="checkbox"/> Prepayable <input type="checkbox"/> Non-Prepayable b. Principal Balance \$ _____ c. Annual Payment \$ _____ d. Remaining	
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Grand Junction Housing Authority
 Elderly Apartments and Project No. 7510
 North of Orchard Ave./ 8th & Rood Ave.
 Chambliss/Dillon & Associates
 June 18, 1975

SUMMARY OF COSTS

960,000 50 Elderly
98,000 6 - 8th & Rood Site
 1,058,400 TOTAL

Assume 40 year 8% mortgage.

Annual Payment 88,270.56
 Operating Expenses 50,097.60
 Total Annual Expenses 138,368.16

Income	Assume	FMR		
52 1 Bedroom	x 186 =	9300	x 12 =	111,600.00
4 2 Bedroom	x 232 =	928	x 12 =	<u>11,136.00</u>
		Less 5% Vacancy		122,736.00
		Total Available Contract Rental		116,599.20
		Short		<u>21,768.96</u>

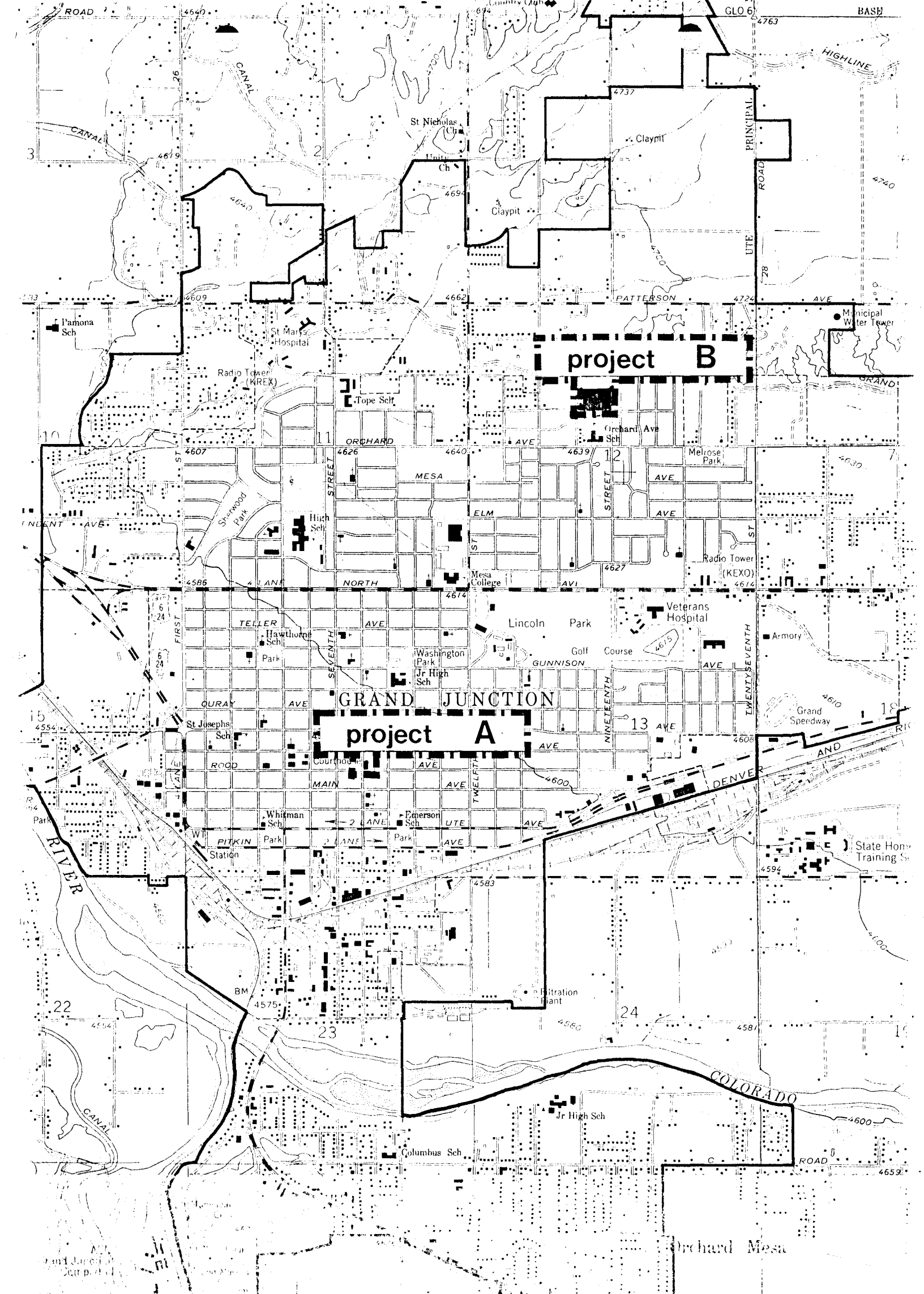
Assume 115% FMR Elderly
 110% FMR Family

52 1 Bedroom	x 214 =	11,128	x 12 =	133,536.00
4 2 Bedroom	x 255 =	1,020	x 12 =	<u>12,240.00</u>
		Less 5% vacancy		
		Total Available Contract Rental		138,487.20

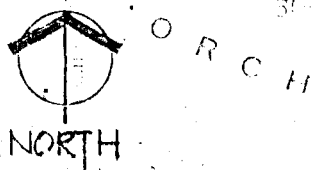
Grand Junction Housing Authority
 Project No. 7510
 8th & Rood Ave.
 Colorado Housing, Inc.
 June 18, 1975

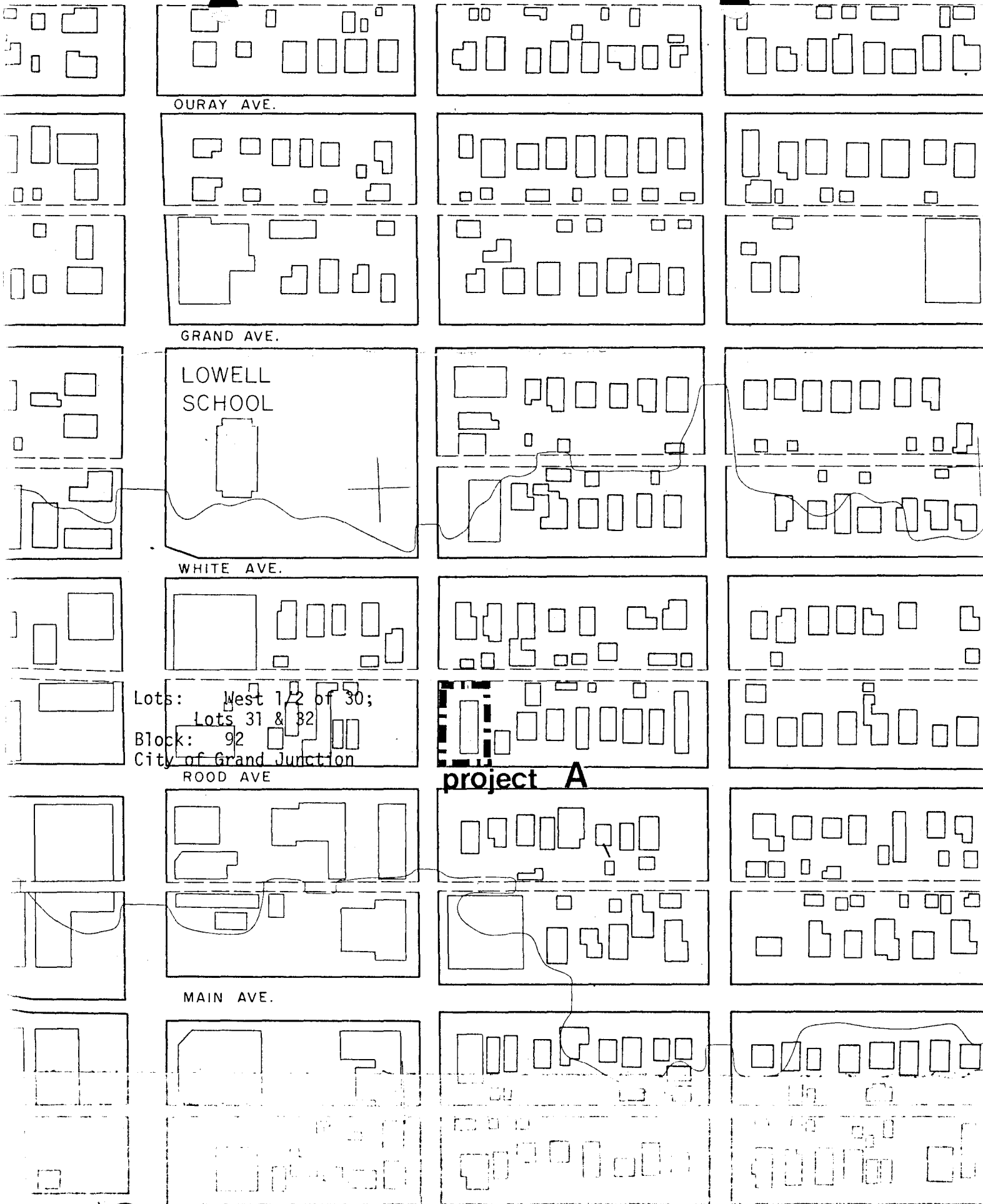
OPERATING BUDGET

A.	<u>PERSONNEL</u>	<u>P.U.P.M.</u>	<u>TOTAL MONTHLY</u>	<u>TOTAL</u>
	1. Manager	8.50	476.00	5,712.00
B.	<u>NON-PERSONNEL</u>			
	1. Water & Sewer	7.00	392.00	4,704.00
	2. Gas	8.50	476.00	5,712.00
	3. Electricity	11.25	630.00	7,560.00
	4. Trash & Garbage	1.45	81.20	974.40
	5. Building & Repairs & Decorating	3.50	196.00	2,352.00
	6. General Maintenance & Equipment	3.50	196.00	2,352.00
	7. Insect Control	1.50	84.00	1,008.00
	8. Office Supply	1.00	56.00	672.00
	9. Other	1.00	56.00	672.00
C.	<u>INSURANCE</u>			
	1. Fire & Ext. Cov.	7.50	420.00	5,040.00
	2. Liability & Bond	.05	8.40	100.80
D.	<u>REAL ESTATE TAXES</u>	exempt	exempt	exempt
E.	<u>ACCOUNTING</u>	3.00	168.00	2,016.00
F.	<u>LEGAL</u>	1.00	56.00	672.00
G.	<u>P.I.L.O.T.</u>	15.70	879.20	10,550.40
	TOTAL	74.55	4,174.80	50,097.60



G.J.H.A. 1" = 2000'
LOCATION PLAN





Lots: West 1/2 of 30;
 Lots 31 & 32
 Block: 92
 City of Grand Junction

project A

1" = 200'

G.J.H.A.

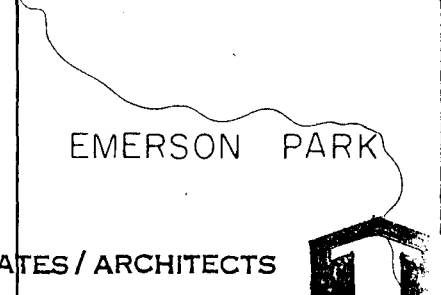
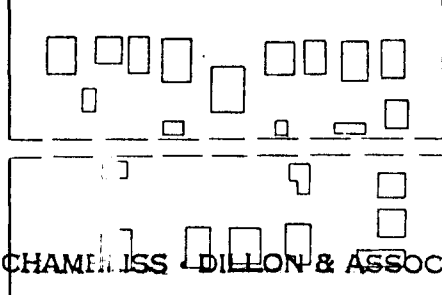
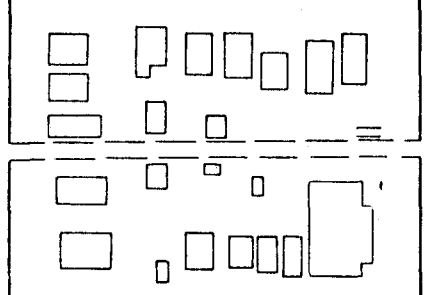
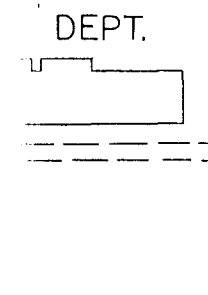
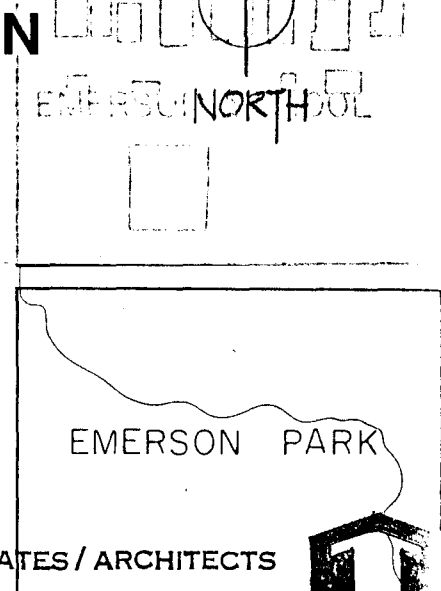
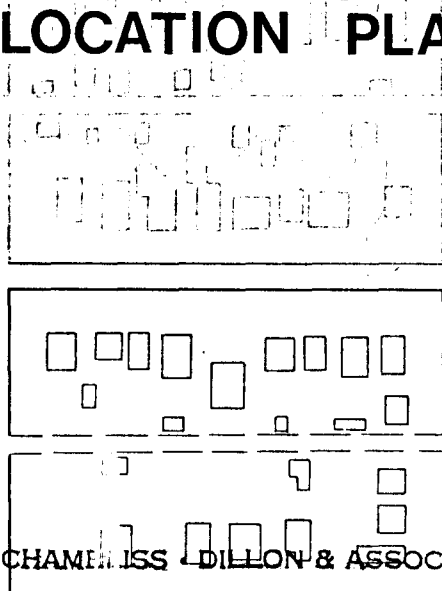
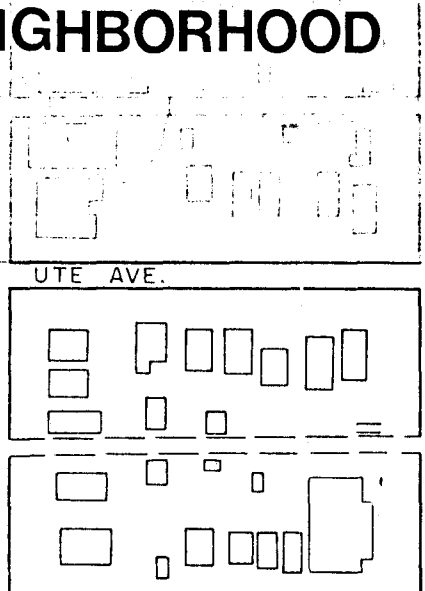
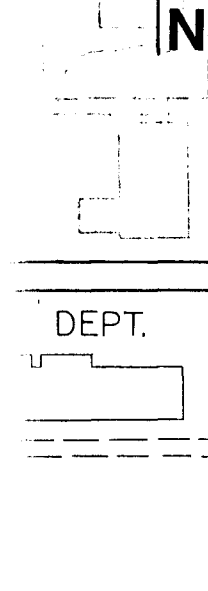
NEIGHBORHOOD LOCATION PLAN



EMERSON NORTH

EMERSON PARK

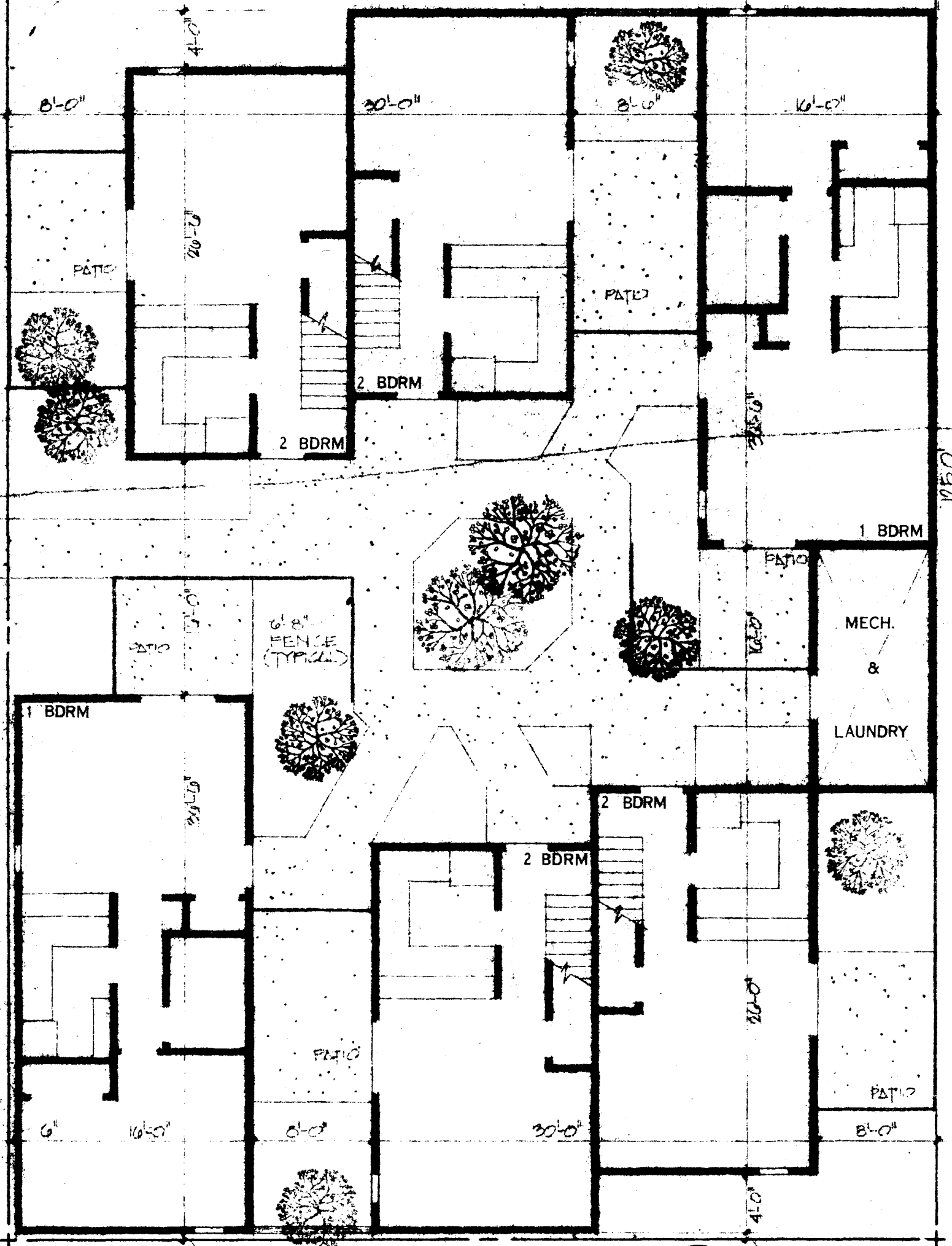
CHAMBERLAIN DILLON & ASSOCIATES / ARCHITECTS



parking
9 CARS

OPEN SPACE
(PLANTED)

PLANTING



G.J.H.A.

PROJECT A

1/8" = 1'-0"

SITE PLAN

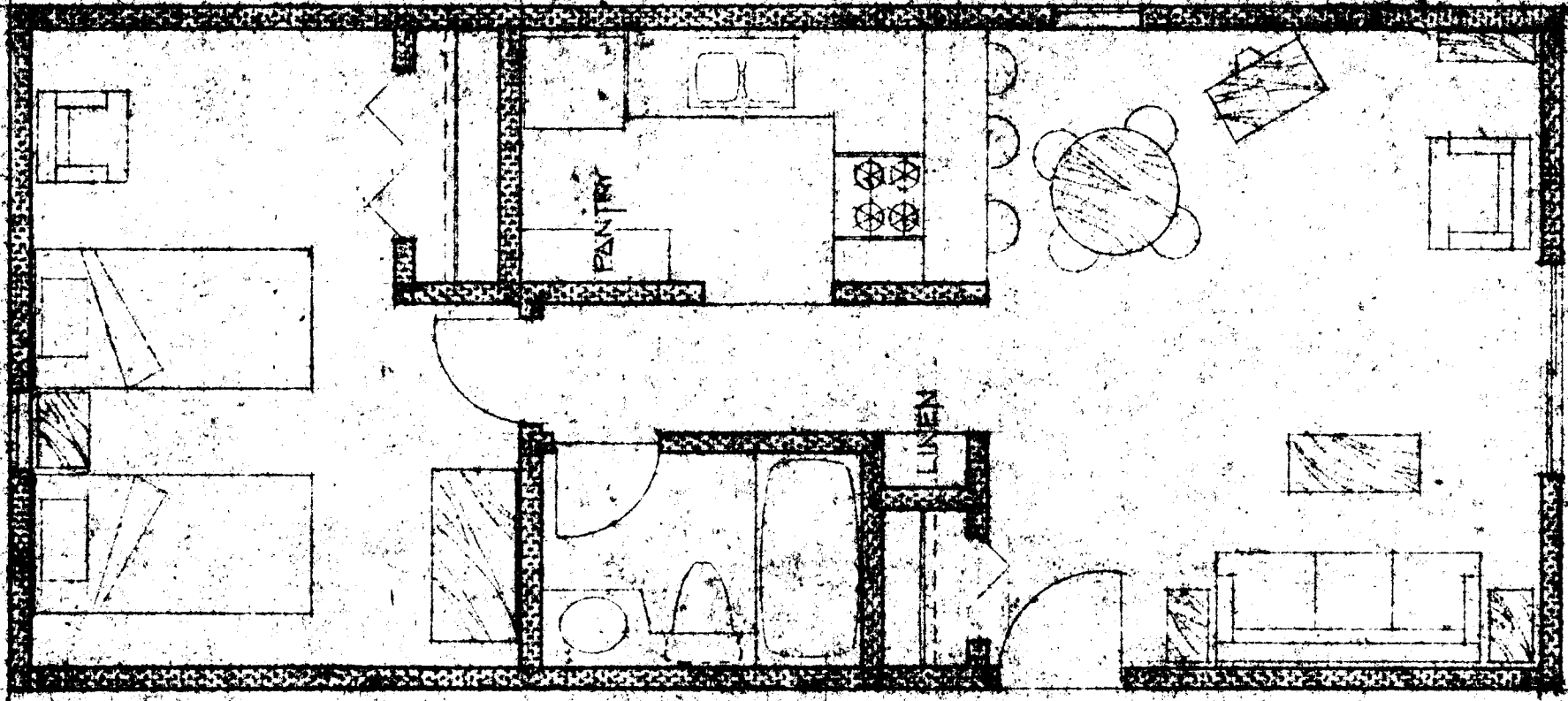


NORTH

CHAMBLISS • DILLON ASSOCIATES ARCHITECTS



16'-0"

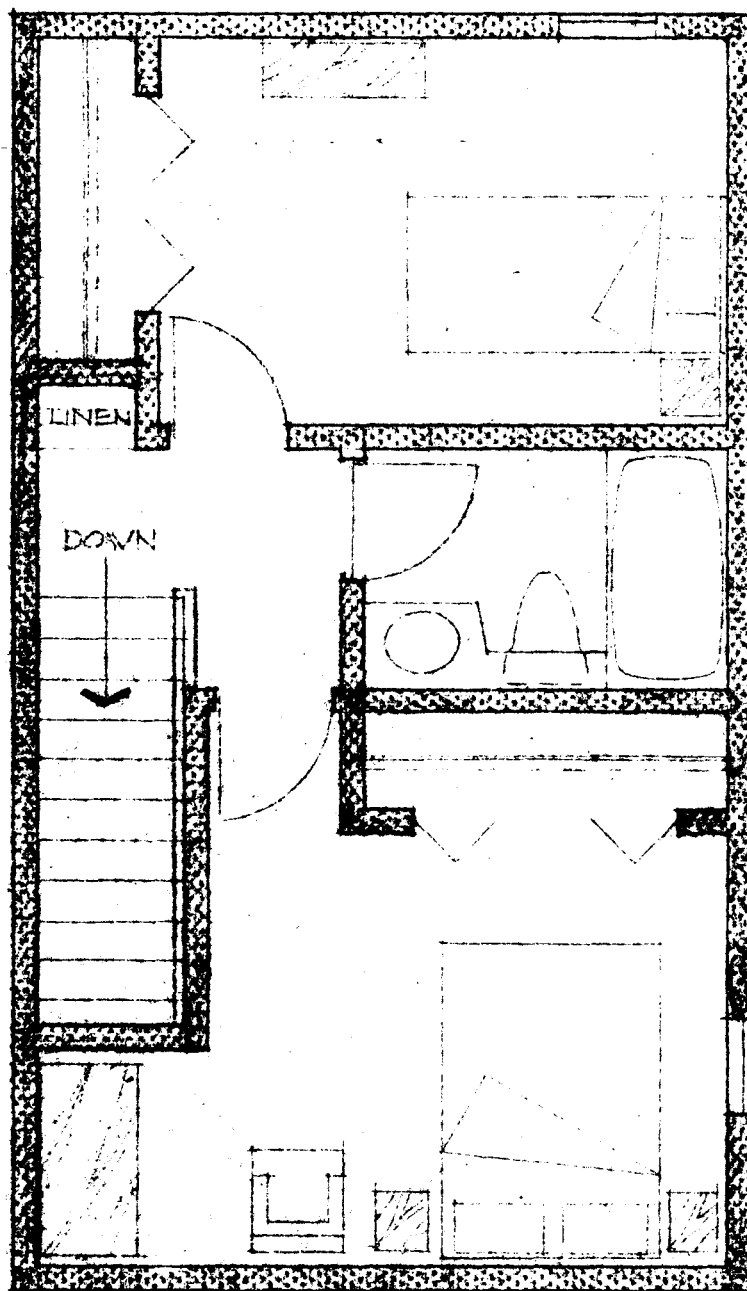


2-96

S.J.H.A.

1/2" = 1'-0"

ONE BEDROOM FLOOR PLAN



SECOND FLOOR

G.J.H.A.

project **A**

$\frac{1}{4}'' = 1'-0''$

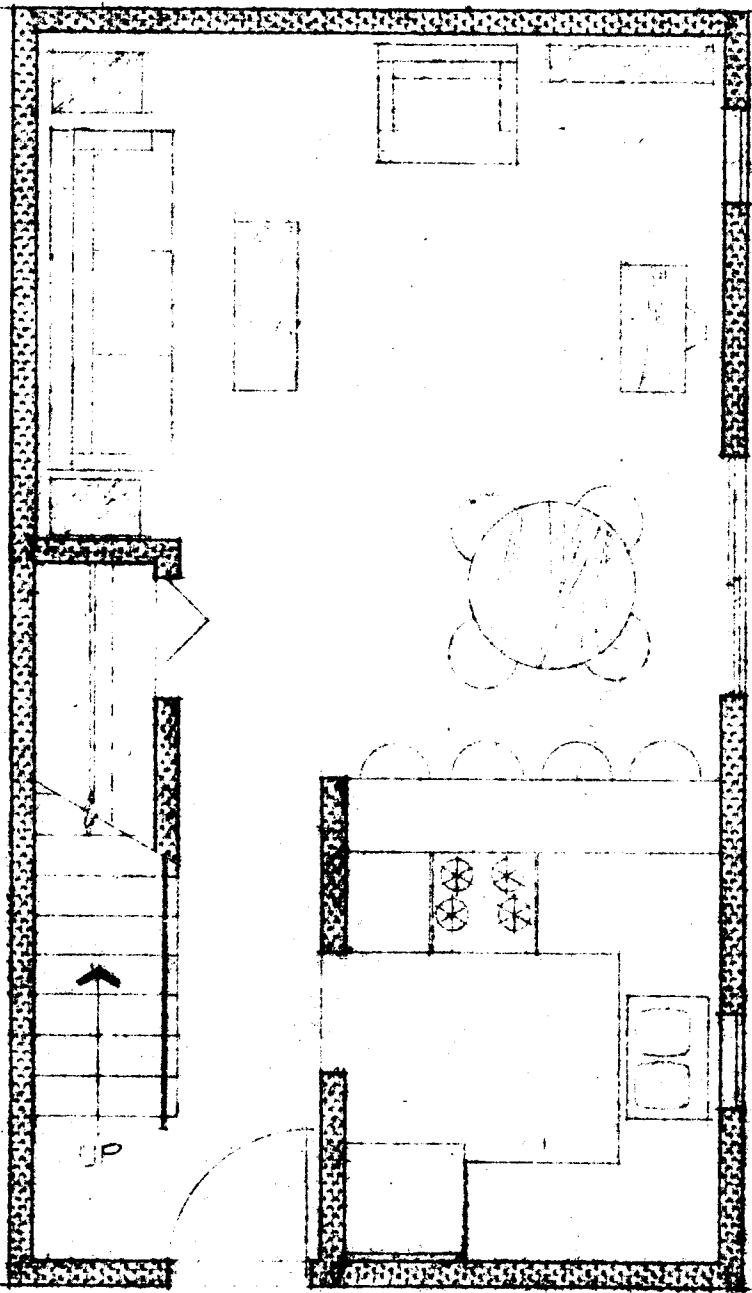
TWO BEDROOM FLOOR PLAN

CHAMBLISS • DILLON & ASSOCIATES / ARCHITECTS

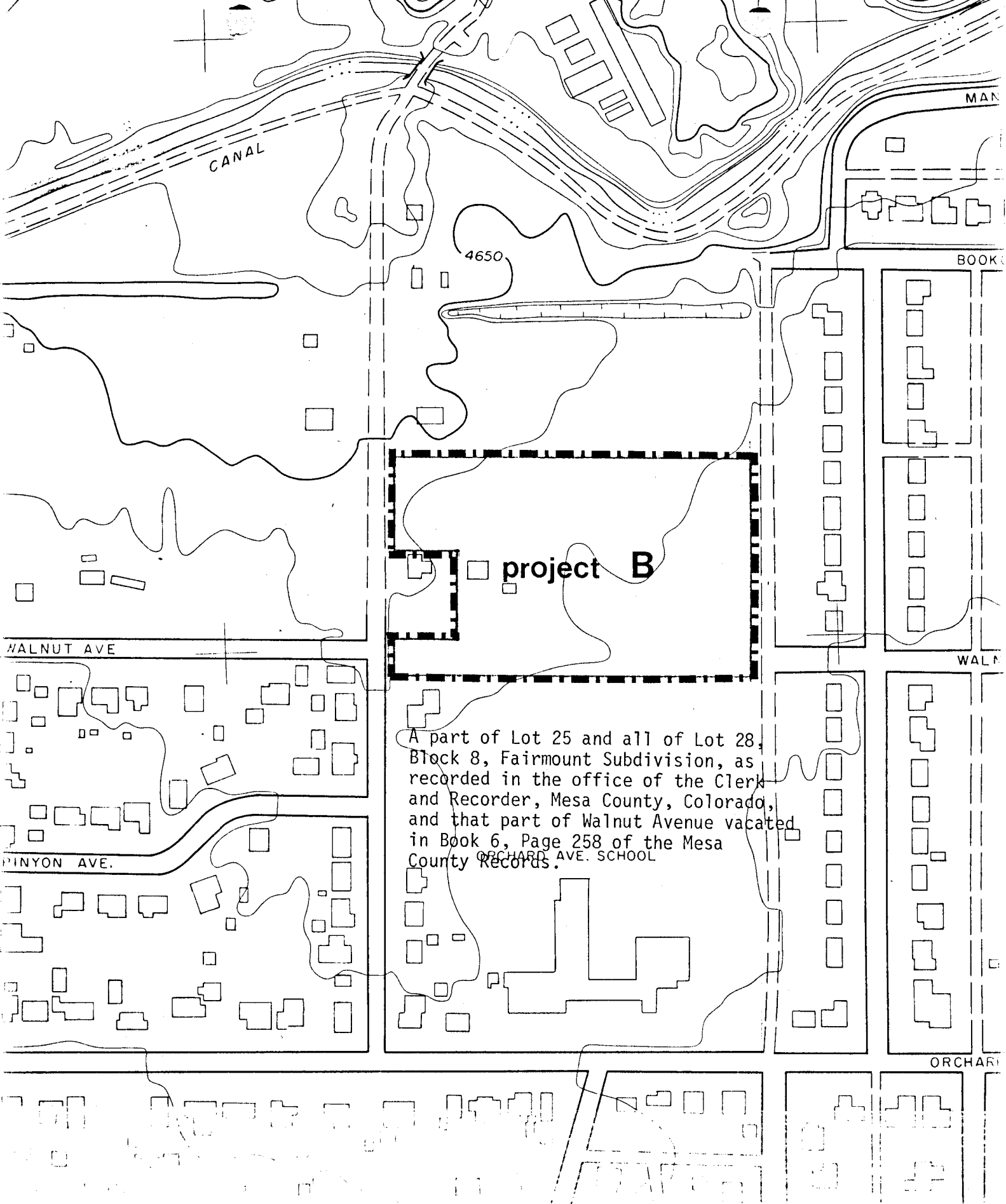


15-0"

26-0"



FIRST FLOOR



G.J.H.A.

NEIGHBORHOOD LOCATION PLAN

1" = 200'

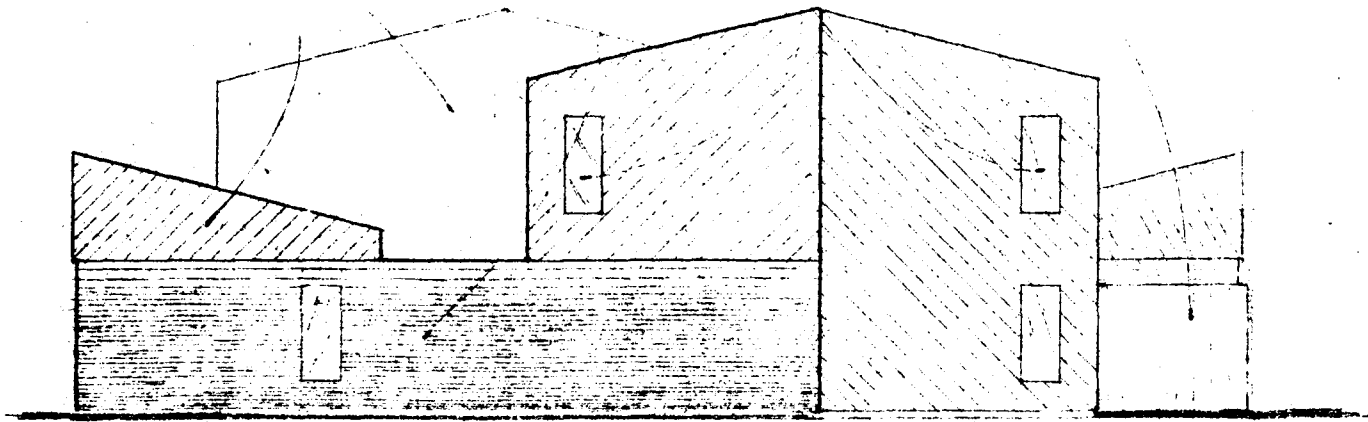


N. 16th ST.

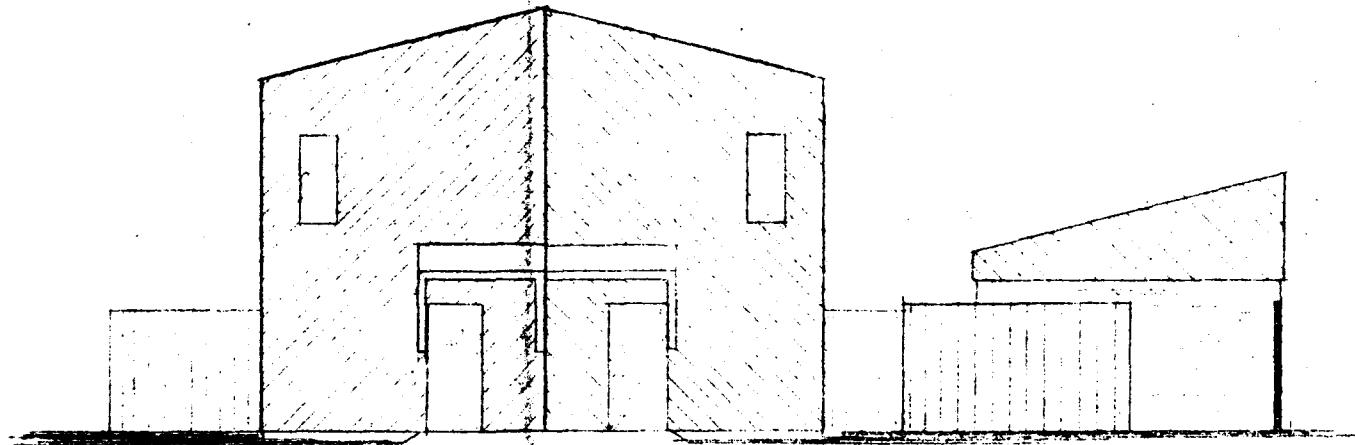
N. 17th ST.

N. 18th ST.





south



inner court - north.

CEDAR

MASONRY

GLASS

CEDAR SHINGLES

