



# HOUSING

## ANNUAL REPORT

2024



CITY OF  
**Grand Junction**  
COLORADO

## Housing & Houselessness as a City Priority

Grand Junction's 2020 Comprehensive Plan serves as a blueprint for the city, with its foundation resting on the community's vision for the future. This vision provides guidance for the formulation of goals, strategies, and overall development in Grand Junction.

The Strategic Plan, updated every two years, integrates the priorities identified as most crucial by the City Council into the broader framework of city planning and development.



### Comprehensive Plan Principle 5: Strong Neighborhoods and Housing Choice

1. Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
2. Partner in developing housing strategies for the community.
3. Support continued investment in and ongoing maintenance of infrastructure and amenities in established neighborhoods.
4. Promote the integration of transportation mode choices into existing and new neighborhoods.
5. Foster the development of neighborhoods where people of all ages, incomes and backgrounds live together and share a feeling of community.

### Award Recipient

The City of Grand Junction's Housing Division received the 2023 Mary J. Nelson Inspirational Award from United Way of Mesa County for their outstanding work in implementation of housing initiatives and community education efforts.

### 2023-2025 City Council Strategic Outcome: Welcoming, Livable, Engaging

Grand Junction fosters a sense of belonging, where people are accepted as themselves and have access to the amenities and services they need to thrive, and actively seeks participation from our community.

#### Vision

The City of Grand Junction is committed to enacting housing policies and partnering with outside organizations that seek to increase affordable housing options, diversify housing choice, decrease the gap between need and housing inventory, and assist those without homes to access supportive and housing services.

### Housing Strategy

The Grand Junction Housing Strategy was formally adopted by City Council in 2021 which included twelve housing strategies for implementation to increase housing options, affordability, and increase access to services. In 2022, the City adopted a thirteenth housing strategy focused on community engagement and education. In 2024, City Council adopted the Housing Strategy Update 2024, which includes eleven strategies, reflecting a continuation of previous strategies or modifications to the original strategy and introduces some new approaches identified as funding, best practices, and regulations in housing evolve.

### Housing Division Overview

The Housing Division was launched in 2022 following the adoption of the City of Grand Junction Housing Strategy. The Housing Division has grown to three full time staff and has supported a Colorado Mesa University intern, Bachelor of Social Work student, and two AmeriCorps Hometown Fellows.

#### Funding

From 2022 to its adopted 2024 budget, the City has committed \$19 million in housing and houseless needs. This funding encompasses capital projects, operational support for service providers, emergency assistance during COVID, funding for housing and homeless projects, matching and securing grants for housing initiatives, and actively expanding the City's role in addressing housing and houselessness issues.

### Unhoused Strategy

Adopted by City Council in July 2024, the Unhoused Strategy & Implementation Plan provides a community-wide approach to addressing homelessness in Grand Junction, recognizing that the City cannot be the sole implementer. With a focus on Functional Zero, the plan relies on cross-sector partnerships and a nine-workgroup Implementation Action Team to drive progress.

# City of Grand Junction Summary of Housing/Unhoused Funding



In 2024, the City of Grand Junction committed approximately \$10.6 million toward housing and unhoused initiatives. This investment is supporting the construction of at least 131 housing units currently underway and has helped lay the foundation for the future development of an estimated 700 additional affordable units in the community. In addition to new development, these funds have provided critical operational support and capital improvements for local housing and homelessness service partners. The City has also carried forward its \$8.3 million Private Activity Bond (PAB) allocation from 2023 and 2024 for future housing initiatives and remains optimistic that a qualifying rental housing project will emerge. The City's approved 2025 budget (adopted in December 2024) includes approximately \$3.9 million in additional funding for these efforts. Altogether, including funding and grants from 2004 to 2023, the City has invested over \$40 million in housing and homelessness initiatives.

## 2024 City of Grand Junction Direct Funding & Grants

<i>Nonprofit Funding</i>		<i>Capital Projects &amp; Incentives</i>	
Housing Resources of Western Co	\$87,000	GJ Housing Authority - The Current	
Karis, Inc.	\$13,200	(Gap Funding & Impact Fee)	\$2,257,184
Habitat for Humanity	\$99,014	GV Catholic - Impact Fee	\$200,00
Mutual Aid Partners	\$50,000	Housing Resources - Homeownership	\$100,000
Homeward Bound North Ave Operation	<u>\$225,000</u>	ADU Incentive Program	\$298,971
<b>Total Non-profit</b>	<b>\$474,214</b>	Resource Center - Operations	\$425,107
<i>Housing Strategy Implementation</i>		Salt Flats Project - Acquisition (\$2.2m grant)	\$3,200,000
Housing Division Administration	\$350,343	Salt Flats -Infrastructure (\$2m grant)	<u>\$2,800,000</u>
Affordable Housing Consultant	\$50,000	<b>Total Capital Projects &amp; Incentives</b>	<b>\$9,281,262</b>
Housing Strategy Update	\$80,000	<i>2023-2024 CDBG</i>	
Unhoused Strategy Implementation	\$50,000	Habitat for Humanity-Hoffman Sewer	\$68,000
At Home in GJ Program	\$90,000	GV Catholic Outreach - Sewer Tap	<u>\$96,748</u>
Neighbor 2 Neighbor/Outreach	\$10,000	<b>Total CDBG</b>	<b>\$164,748</b>
DOLA - Planning Grant	\$63,225	<i>Available for Future Investment</i>	
Other	<u>\$23,710</u>	<i>Private Activity Bond</i>	
<b>Total Housing Strategy</b>	<b>\$717,278</b>	2023 Allocation - Carryforward Rental	\$4,031,651
		2024 Allocation - Carryforward Rental	<u>\$4,256,193</u>
			<b>\$8,287,844</b>

2004-2023 Total Direct Funding & Grants	\$18,081,620
2024 Total Direct Funding & Grants	\$10,637,502
Available for Future Investment (PAB)	\$8,287,844
+ 2025 Approved Budget	\$3,942,124
<b>Total Direct Funding &amp; Grants</b>	<b>\$40,949,090</b>

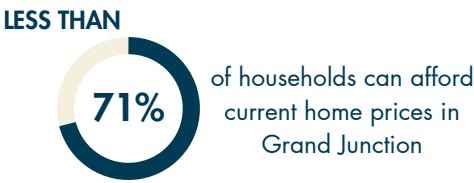
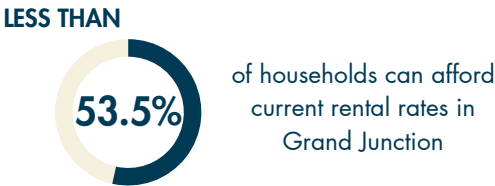
Mesa County real estate data shows a more stable market, with a 7.3% growth in total sales volume from 2023 to 2024 and a 1.4% increase in homes sold. As of December 2024, the average interest rate was 6.72%. The median home price reached \$400,000, reflecting a 7.3% increase from 2023. While the market seems to have stabilized and we are only seeing smaller increases in prices, affordability (purchasing power) has dropped due to high interest rates. 42% of homes sold in 2021 were affordable to 80% AMI to just 9% in 2024. Newly constructed homes remain unaffordable to households below 140% AMI.

Rental rates in 2024 remained consistent with those in 2023. While median renter incomes kept pace with rising rents, an affordability gap persists for low-income renters, and vacancy rates remain extremely low at 3.1%. Since 2019, home prices have surged by more than 67.45%, while rental costs have increased by 44%.

The rental market saw a decline in lower-priced units (under \$800 per month) and an increase in units priced above \$1,500 per month. Over this period, the median household income rose modestly by 4.95%, from \$63,531 in 2021 to \$66,676 in 2023. This highlights a concerning trend: the cost of housing has outpaced wage growth, with the average rent-to-income ratio approaching the cost-burdened threshold of 30%.

# A Snapshot of Local Housing Data

**MEDIAN RENT: \$1500**  
44% INCREASE SINCE 2019  
**MEDIAN HOME PRICE: \$400,000\***  
67.45% INCREASE SINCE 2019  
\*NUMBERS ARE AS OF DECEMBER 2024



## Housing Affordability

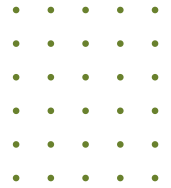
### 2024 Mesa County AMI

			1 Person	2 Person	3 Person	4 Person	5 Person	6 Person
Social Security Income (up to \$943/mo. or \$11,316/yr. for individual) CO Min. Wage (\$14.42/hr)	30% AMI	Income	\$19,800	\$22,620	\$25,440	\$28,260	\$30,540	\$32,790
		(hourly)	(\$9.52)	(\$10.88)	(\$12.23)	(\$13.59)	(\$14.68)	(\$15.76)
		Affordable Rent	\$495	\$566	\$636	\$707	\$764	\$820
		Affordable Home Price	\$65,262	\$74,557	\$83,852	\$93,147	\$100,662	\$108,078
Food service, Healthcare Assistance, Daycare Providers, Teacher's Aides	50% AMI	Income	\$33,000	\$37,700	\$42,400	\$47,100	\$50,900	\$54,650
		(hourly)	(\$15.87)	(\$18.13)	(\$20.38)	(\$22.64)	(\$24.47)	(\$26.27)
		Affordable Rent	\$825	\$943	\$1,060	\$1,178	\$1,273	\$1,366
		Affordable Home Price	\$108,770	\$124,261	\$139,753	\$155,244	\$167,769	\$180,130
Agriculture, Sales/Retail, EMTs	60% AMI	Income	\$39,600	\$45,240	\$50,880	\$56,520	\$61,080	\$65,580
		(hourly)	(\$19.04)	(\$21.75)	(\$24.46)	(\$27.17)	(\$29.37)	(\$31.53)
		Affordable Rent	\$990	\$1,131	\$1,272	\$1,413	\$1,527	\$1,640
		Affordable Home Price	\$130,524	\$149,114	\$167,703	\$186,293	\$201,323	\$216,156
Teachers, Social Services, Firefighters, Construction	80% AMI	Income	\$52,800	\$60,320	\$67,840	\$75,360	\$81,440	\$87,440
		(hourly)	(\$25.38)	(\$29.00)	(\$32.62)	(\$36.23)	(\$39.15)	(\$42.04)
		Affordable Rent	\$1,320	\$1,508	\$1,696	\$1,884	\$2,036	\$2,186
		Affordable Home Price	\$174,032	\$198,818	\$223,605	\$248,391	\$268,431	\$288,207
Nurses, Police Officers	100% AMI	Income	\$66,000	\$75,400	\$84,800	\$94,200	\$101,800	\$109,300
		Affordable Rent	\$1,650	\$1,885	\$2,120	\$2,355	\$2,545	\$2,733
		Affordable Home Price	\$217,540	\$248,523	\$279,506	\$310,489	\$335,539	\$360,259
Engineers, Legal, Management	120% AMI	Income	\$79,200	\$90,480	\$101,760	\$113,040	\$122,160	\$131,160
		Affordable Rent	\$1,980	\$2,262	\$2,544	\$2,826	\$3,054	\$3,279
		Affordable Home Price	\$261,048	\$298,227	\$335,407	\$372,586	\$402,647	\$432,311





# Affordable/Attainable Housing Production



## PROP 123

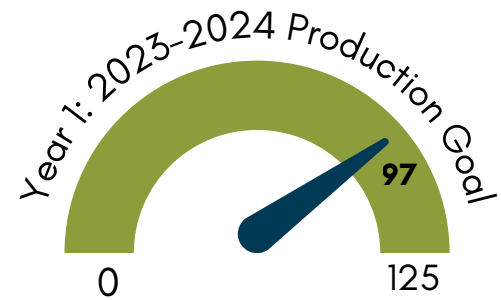
Proposition 123 was approved by Colorado voters in 2022, and made available approximately \$300 million in affordable housing funding to non-profit agencies, land trusts, for profit and nonprofit developers, and local governments to apply for funding. To be eligible, jurisdictions must make a commitment to increasing affordable housing by 9% over a 3 year term.

For Proposition 123, municipalities must track affordable housing production. **Further guidance on official counting of units will be available in 2025.** Proposition 123 defines Affordable Housing as:

- Funded by the Prop 123 Concessionary Debt Program, Equity or Landbanking program. \*some programs allow for AMI income averaging IF it complies with program
- Housing that costs no more than 30% of a households income
- Rental units affordable to households earning less than 60% AMI
- For-Sale units affordable to households earning less than 100% AMI

### City Housing Production Goal:

The City's Housing Production Goal (as adopted by Resolution 48-22 and adjusted by Prop 123 alignment in Resolutions 64-23 and 65-23) is to: Increase affordable housing stock by 9% over three years (374 units) or approximately 125 units annually by December 31, 2026.



**177%**  
ANNUAL INCREASE

In Year 1 (2023-2024), the City anticipates producing 97 affordable housing units toward its cumulative 374-unit production goal, representing a 177% increase from the historical annual production of 35 units. While the City was on track to meet its 2024 goal, permitting delays have shifted 54 units to January 2025. For Year 2 (2024-2025), projections estimate an additional 80-155 permitted units. Finalized production counts for 2024 are anticipated to be available by June 2025, pending final guidance on unit counting.

AMI Serving			2023-2024						
Housing Type	Permanent Supportive Housing	less than 30%AMI	40						40
	Affordable Rental Units	Less than 60% AMI							0
	Attainable Rental Units	between 60-80% AMI							0
	Affordable Homeownership Units	Less than 100% AMI			8				8
	Attainable Homeownership Units	Between 100-120% AMI				39	5		44
	Prop 123: Concessionary Debt/Equity Financing	depends on project							
	Preservation of Units	depends on project		4					4
	Naturally Occurring	depends on project							
	Other: ADU Production Program	N/A						1	1
Developer			Mother Theresa, Catholic Outreach	Domestic Violence Transitional Housing, Hilltop Family Resources	Habitat for Humanity *less than 80% AMI	Downpayment Assistance, Housing Resource of Western CO	Meridian Park Townhomes, Housing Resources of Western Co	ADU Production Program	97



# Housing Strategies & Implementation

The City of Grand Junction partnered with Root Policy Research in 2019 to conduct the Grand Valley Housing Needs Assessment, which informed the creation of the City's Housing Strategy. Adopted in 2021 with 12 strategies to expand housing options and affordability, a 13th strategy focused on community engagement was added in 2022. In 2024, City Council adopted the Housing Strategy Update, refining previous strategies and incorporating new approaches based on funding and best practices.

## Strategy 1 | **Continue to Implement land use code changes that facilitate attainable housing development and housing diversity.**

### Interim Housing Code

City Council adopted Ordinance No. 5229, on August 29, 2024, which created the zoning and land use regulations (guidelines) for interim housing sites to develop within the community. Interim housing is a temporary structure that could provide shelter while longer-term solutions, such as permanent housing to be developed. To date, there have not been any interim shelter sites developed within the city.

### Other Land Use Code Updates:

In 2024, the City adopted approximately 40 revisions to the City's Land Use Code. Some of the key changes included:

- Allowed ADUs to be in the front or side yard on a corner lot, making them easier to locate on a property.
- Allowed P-2 properties to be subdivided
- Allowed duplexes and cottage courts to be permissible in P-2 zones.
- Removed setbacks for residential uses in MU-3 zones to relay on standard setbacks for all uses, which are 0 ft.

### Expedited Review Process & Study

In 2022, the City adopted Resolution 97-22 to expedite review for projects with at least 10% affordable units. Proposition 123 requires all governments to establish a 90-day review process for affordable housing by 2026 which will expand upon the City's expedited review process.

To prepare for these changes and to increase overall efficiency, the City launched a study in 2024 to evaluate and streamline the development review process, optimize processes, and enhance customer service. The study will assess each phase—from pre-application to project closeout—identifying challenges, staffing needs, and opportunities to improve workflows. A key focus is expediting approvals for affordable housing while ensuring timely reviews for all developments. The study is expected to be completed in 2025.

# Strategy 2 | Explore new incentives for affordable and/or attainable housing development

## Affordable Housing Incentive

Per state statute, housing authorities are exempt from paying government impact fees; however, in 2024, City Council determined to backfill these waivers with general fund amounts. Additionally, on July 3, 2024, the City of Grand Junction adopted Resolution 44-24, creating an Affordable Housing Incentive Program to encourage other for-profit and non-profit developers to build affordable housing. In exchange for fee waivers, developers must commit to long-term affordability. Funding for the program is contingent on the annual budget, and applicants are required to submit a letter of request. The 2024 application period closed on August 25, with City Council approving \$200,578 for selected projects, which will be expended in 2025.

### Grand Junction Housing Authority - The Current \$2,257,184 - Approved



Through the 2024 housing budget, the City committed \$1.5 million to the capital stack and provided \$747,184 in funds to backfill the state exemption of city impact fees for GJHA's project, "The Current." This 54-unit first phase is part of a larger plan to develop 300+ units on a 15-acre parcel, acquired with a City grant match (2022) and a DOLA grant. "The Current" will provide one- and two-bedroom apartments at or below 60% AMI, targeting workforce families.

### More Housing Now Grant - \$1,000,000 - Pending

On November 20, 2024, City Council approved Resolution 82-24 to apply for a \$1 million grant from the Department of Local Affairs (DOLA) More Housing Now Grant to support infrastructure

development for "The Current," the first phase of the Centennial Park development by the Grand Junction Housing Authority. The grant requires a 25% match of \$501,031, which will be allocated from the \$1.5 million previously approved by City Council through Resolution 07-24. The City anticipates notifications to be received in early 2025.

### Housing Resources of Western Colorado - The Row Homes at Meridian Park - \$100,000

In April 2024, City Council approved Resolution 20-24, which amended Resolutions 20-23 and 39-23, and authorized a second grant award of \$100,000 from the 2024 housing budget to Housing Resources of Western Colorado (HRWC) for the Row Homes at Meridian Park affordable housing project. The funding will support the development of 10 affordable townhomes for households earning 80-120% of AMI. Additionally, the amendment allowed HRWC/Com Act to utilize \$250,000 in City ARPA grant funds (awarded in 2023) will provide down payment assistance, recaptured as loans at closing.



### Aspire, LLC - Liberty Ridge - \$885,541 - Conditionally Approved

In December 2024, City Council conditionally approved \$885,541 in 2025 budget funding for the Liberty Ridge Apartments, a 192-unit apartment complex located at 2651 Stacy Drive in Orchard Mesa, contingent on the developer receiving a favorable application for Proposition 123 funding, thus counting for the City's Prop 123 commitment. The developer plans to construct the units in two phases, with 72 units scheduled for completion by June 2026 and 120 units by April 2028.

The developer intends to utilize either the Proposition 123 Equity Program or Concessionary Debt. These programs require the following:

- Prop. 123 Equity: Rental rates at an average of 90% AMI for all units for a period of 30 years.
- Prop. 123 Concessionary Debt: 20% of units (38 units) at 80% AMI for a period of 30 years.



## Strategy 3 | Leverage city owned land and/or strategically acquire land for affordable and mixed-income housing.

### City of Grand Junction – Salt Flats Project \$1,800,000 (City Match)

Through Resolution 67-24, City Council approved the acquisition of 21.78 acres at 450 28 Road, known as the Salt Flats, to support the development of affordable and attainable housing. The site will facilitate the creation of between 324 and 500 housing units, with a minimum of 70% of the units designated as deed-restricted affordable housing with 30% that may be allocated to market-rate or attainable housing, commercial or other mixed use opportunities that align with the project outcomes and goals. This project will help address the need for affordable housing in the community and will include both rental and for-sale units targeted to households at or below 60% AMI for rentals and 100% AMI for homeownership. The project will support various housing types through strategic partnerships with non-profit and for-profit housing providers. A Request for Letters of Intent is expected to be issued to developers in early 2025, following the property closing.



High level potential concept options for the future of the site.

### Acquisition – Proposition 123 Landbanking Grant – \$2,200,000 – Awarded

In January 2024, the City received notification of a \$2.2 million Colorado State of Colorado's OEDIT Prop 123 Landbanking Grant for the acquisition of the Salt Flats. The City utilized \$1 million from the 2023 Housing Budget as a match for the \$3.2 million acquisition. Closing on the property is anticipated in early January 2025.

### Infrastructure – More Housing Now – \$2,000,000 – Awarded

In December 2024, the City received notification of a \$2 million More Housing Now Grant from the Colorado Department of Local Affairs to support the first phase of infrastructure development for the Salt Flats project. This funding, along with a grant match contributed by the seller at closing, will be used to develop essential infrastructure, including streets, street widening, utilities, sidewalks, and water, to prepare the site for the construction of 324 to 500 housing units. Infrastructure development is anticipated to begin in early 2025.



## Strategy 4 | Create a dedicated funding source to address housing challenges.

The City currently does not have a dedicated funding source for affordable housing and continues to allocate funds through the general fund, which competes with other programs. However, the City strategically leverages these general fund allocations for additional grant matches, maximizing resources and enabling further funding through various grants and opportunities to support housing initiatives. These allocations and opportunities are detailed throughout this report under specific strategies.

## Strategy 5 | Continue / expand funding for existing housing and homelessness services.



### Private Activity Bond (PAB) – 2023 Allocation & 2024 Allocation \$8,234,844

Each year the State of Colorado allocates tax-exempt Private Activity Bond directly to local governments for the sole purpose of financing qualified projects including affordable housing. In years past, the City has utilized the fund to support entities like the Colorado Housing and Finance Authority (CHFA) or return the balance to the state. In 2023 and 2024, having no affordable housing projects, City Council approved to carry forward the allocation for three years until a qualified affordable housing project that aligns with the City's goals has made a request.

### Unhoused Strategy & Implementation Plan

The Unhoused Strategy & Implementation Plan was formally adopted by City Council on July 3, 2024 through Resolution 49-24. The Unhoused Strategy & Implementation Plan is a community-wide plan that builds upon the research conducted by JG Research in the Unhoused Needs Assessment (2023). It enhances the initial findings outlined in the Unhoused Strategy Report (2023), transforming them into a comprehensive community-wide plan. The plan is aimed at addressing critical gaps and meeting the immediate needs of individuals experiencing homelessness in the Grand Junction area and aligning with the overarching community objective of achieving Functional Zero. A comprehensive report on the City's role in implementing the 2024 adopted Unhoused Strategy & Implementation Plan is expected in early spring 2025. Therefore, this section of the Housing Report will highlight select projects.



### Neighbor-to-Neighbor Referral Team



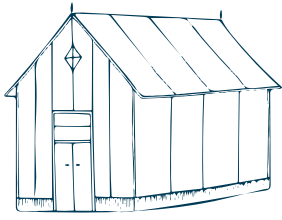
The Neighbor-to-Neighbor Referral Team was launched in 2023 as a response to the needs observed during outreach to unhoused camps along the river. City staff, in partnership with local providers, provided harm reduction supplies and identified a lack of real-time referral services in those spaces. Since then, the team has expanded to include professionals from mental/behavioral health providers, case managers, medical staff, and housing navigators. Homeward Bound secured a state grant to fund additional outreach and medical services in collaboration with the Neighbor-to-Neighbor Team.

### Unhoused Efforts funded in 2024:

#### Mother Teresa Place, Grand Valley Catholic Outreach – \$200,000

The project will include 40 one-bedroom units of permanent supportive housing for most at-risk individuals experiencing homelessness and facing physical or behavioral health challenges. Wrap-around services will be provided by GVCO to ensure housing stability for these individuals. The City also contributed \$1.5 million in ARPA funding (2023) and donated land (2022) for this project. Mother Theresa Place is anticipated to open in early 2025.





## The Resource Center, Homeward Bound of the Grand Valley & United Way of Mesa County – \$425,107

The Resource Center fully launched on January 30, 2024 after only 5 weeks between approval from City Council and opening its doors. In 2023, \$912,400 was provided for the capital expenditures of the facility which included site construction, pavilion, bathroom truck, fencing, security measures, heating units, windows, and all the key infrastructure components. In 2024, the site became operational and went through many challenges, changes and opportunities. The Center served the community as a low barrier facility that provided access to meals, services, support, housing navigation, and sanitation services. In November 2024, City Council voted to terminate the lease agreement a year early and requested staff and service providers to make a transition plan for services.

## Non-profit Funding

City Council has a longstanding tradition of supporting non-profit organizations within the community. Annually, these organizations have the opportunity to submit requests for consideration in the budget allocation process. In 2024, \$474,214 was allocated to the non-profit funding cycle.

2024 Non-profit funding totaling \$474,214 for projects related to housing and houselessness included:

- Housing Resources of Western Co – \$72,000
- Housing Resources of Western Co – \$15,000
- Karis, Inc. – \$13,200
- Habitat for Humanity – \$99,014
- Mutual Aid Partners – \$50,000
- Operational Funding for Emergency Shelter, Homeward Bound of the Grand Valley – \$225,000

## Strategy 6 | Support preservation of existing housing that serves low- and moderate-income households.

### Griffin RiverView Mobile Home Park – Outreach, *Pending*

The Colorado Mobile Home Park Act and Oversight Program Rules ensure transparency in mobile home park sales, granting residents a 90-day window to organize and submit a purchase offer or assign it to a nonprofit or government entity. In September, the City was notified of the potential sale of Griffin River View Mobile Home Park, a 3.1-acre property with 41 spaces, 39 of which are occupied. The owner changed the price in November 2024 giving an additional 120 day window (March 2025) to make an offer. Housing Resources of Western Colorado, City Housing Staff and Thistle ROC are working with residents to inform them of their rights and guide them through the process of organizing, funding, and potentially purchasing the park to prevent displacement and preserve affordable housing.

### Down Payment Assistance Fund, Housing Resources of Western Colorado – 39 loans

In 2023, Housing Resources of Western Colorado was awarded \$1,000,000 to create a down payment assistance (DPA) revolving loan fund, providing 0% interest loans of \$25,000 to approximately 40 low-income households. These loans have no monthly payments and are recaptured upon refinancing or sale of the home. In 2024, HRWC funded 39 DPA loans homes/households, enabling home purchases and contributing to Prop 123's unit production goals.

## Strategy 7 | Evaluate inclusionary housing and/or a linkage fee ordinance

The Grand Junction Municipal Code requires the City to update its impact fee study once every five years. The City's last fee study for transportation, police, fire, parks, and municipal facilities was completed in 2019. The City has contracted with TischlerBise to update its fee study and create a nexus study for an affordable housing linkage fee. Representatives from TischlerBise will provide an update on the progress of the impact fee study, including the preliminary fees for transportation and parks and parkland. The study's Affordable Housing Linkage Fee recommendations are anticipated in early 2025.

## Strategy 8 | Explore designation of an Urban Renewal Area (URA) and utilization of Tax Increment Financing for affordable housing.

*Recommended timeline for implementation 2-4 years; no update at this time*

## Strategy 9 | Provide community engagement and education opportunities to address housing challenges and promote community participation.

Throughout 2024, City staff participated in a number of efforts including:

- New Dimensions Class - Staff co-taught "Home for All: A Conversation about Housing in the Grand Valley" and "United to Solve Homelessness: A Look at Homelessness in the Grand Valley". Each class had maximum participation of 40 individuals.
- By invitation, staff spoke at numerous local clubs, service organizations, community groups, churches, and schools about housing and homelessness.
- Hosted multiple Interim Housing community feedback sessions, local engagement sessions on the unhoused, and on housing issues.
- Staff served as a panel on ADU zoning and production program and Interim Housing Code development at the American Planning Association Colorado Conference and at the Housing Colorado Conference

### United To Solve Homelessness, Poverty Immersion Experience

In 2024, United Way of Mesa County, The City of Grand Junction and several service partners collaborated together to create a community-based education workshop and immersive experience to help raise awareness, inspire solutions, and help solve the issue of homelessness. In 2024, three Poverty Immersion Experiences were facilitated with a total of 139 participants, along with three General Insight Sessions (formerly known as "workshops") attended by 82 participants.

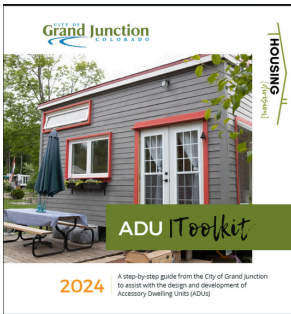
### Feedback Sessions

In 2024, the City hosted over 20 meetings with local constituents, service providers, and community groups to talk about housing, homelessness and work towards finding solutions.

## Strategy 10 | Support legislative efforts at the state level to improve housing outcomes

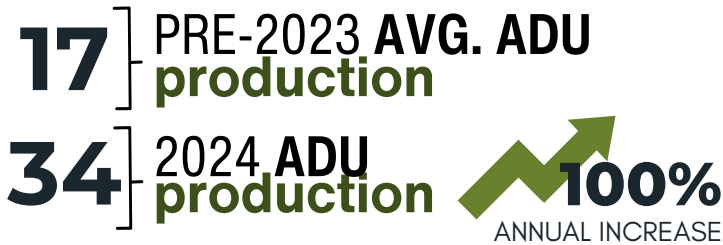
New strategy in late 2024; state legislature was out of session. Staff participated in State of Colorado Division of Housing feedback sessions on development of the Prop 123 unit count methodology and guidelines and the implementation of HB24-1152 which created new legislation around ADU code requirements and grant opportunities for ADU supportive jurisdictions.

# Strategy 11 | Monitor goal progress and project outcomes.



## ADU (Accessory Dwelling Unit) Production Program - \$298,971

Building on progress made in 2023, the City further expanded its ADU Production Program and resources in 2024. Key milestones included hosting 155 participants across nine workshops—highlighted by the launch of ADU Workshop Part 2, featuring a panel of experts in county permitting, construction, and financing. The City saw a 100% increase in ADU production, with 21 of 34 approved ADUs receiving incentives. In November, the City partnered with CMU Tech for an ADU Design Challenge, awarding \$4,750 in scholarships—matched by the CMU Foundation for a total of \$9,500—with winning plans to be developed into design templates to support citywide ADU development.



### ADU Incentive Program

**2024**

- 21 - Total (NEW)
- 19 - Tier 1
- 2 - Tier 2
- 1- Additional Incentive (cont from 23)

Total: \$254,789.75  
Budgeted: \$298,971



CMU Students receive awards at City Council Meeting

## At Home in GJ Landlord & Tenant Program

Launched late in 2024, the At Home in GJ Program is a pilot initiative designed to support housing stability through landlord engagement and education for both landlords and tenants. The program aims to expand access to safe, stable rental housing by strengthening connections between property owners, tenants, and available resources.

### Landlord Education & Incentive Program - \$85,000

A key component of the program is the Landlord Incentive Program, which offers financial incentives to property owners who rent to tenants experiencing barriers to housing—such as poor credit, prior evictions, or unstable income. Incentives include a \$300 signing bonus for entering into a one-year lease with an income-qualified tenant, as well as up to \$2,500 in mitigation funds to cover costs such as damages beyond normal wear and tear, lost rent due to early lease termination, court filing fees, or necessary cleaning and repairs to prepare the unit for re-rental. Additionally, the City partnered with the Grand Junction Housing Authority to co-host the 2024 Landlord Symposium, which brought together over 150 local landlords to learn about new legislation, tenant and landlord rights and responsibilities, and emerging housing initiatives across the community.

### Rentsmart - Tenant Education -\$10,000

In addition, the RentSmart Tenant Education Program was introduced to equip renters with knowledge and tools to be successful tenants. In 2024, the City hosted six RentSmart classes, reaching approximately 30 participants. These sessions covered topics such as budgeting, lease agreements, tenant rights and responsibilities, and effective communication with landlords.

# Community Development Block Grant (CDBG)



The Community Development Block Grant (CDBG) is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) aimed at supporting local community development efforts. CDBG funds are allocated to eligible cities and counties to address a range of community needs, including affordable housing, infrastructure development, and economic revitalization. These grants are intended to enhance the quality of life for low and moderate-income individuals and communities, promoting sustainable development, job creation, and improved living conditions. Local governments use CDBG funds strategically to address specific challenges and foster comprehensive community development initiatives. In the 2023-2024 program year, the City of Grand Junction received an allocation of \$388,985.

## For the 2023 Program Year (Sept 2023-Aug 2024) projects included:

- CDBG-CV: Foreclosure Prevention Relief (Covid Relief Funds)
- CDBG-CV Rental Assistance/Relief (Covid Relief Funds)
- Housing Resources of Western Co - Critical Home Repair (2021 & 2022 allocations)
- Housing Resources of Western Colorado - Housing Stability, Counseling & Support (2022 allocation)
- Counseling & Education Center - Low Income Counseling
- Safe to School Route - Rocket Park Crosswalk
- Grand Valley Catholic Outreach - Mother Teresa Place Pre-Construction (2023)

## Projects that will continue into the next program year:

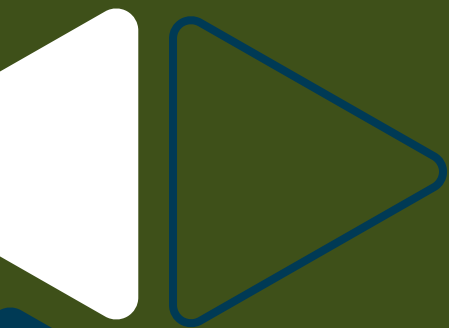
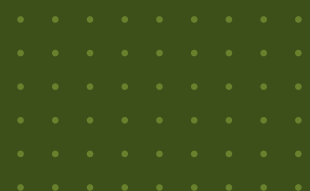
- 27 Road from Unaweeep to B.75 Road Safe Neighborhood Route (2021)
- Safe Neighborhood Route - 27 Road South of Hwy 50 (2022)
- 2023 Program Administration
- Habitat for Humanity of Mesa County - Hoffman pre-development Costs (2023)

## 2023 Consolidated Annual Performance Report (CAPER)

The CAPER is an end of Program Year report required by HUD and an opportunity to celebrate the accomplishments achieved with CDBG funding. To view the 2023 CAPER, please visit <https://www.gjcity.org/344/Community-Development-Block-Grant-CDBG>

## 2021-2025 Five-Year Consolidated Plan

To be eligible for CDBG funds, every five years the City is required to adopt a Five-Year Consolidated Plan that sets forth goals and priorities for expenditure of funds in the community. To view the Five-Year Consolidated Plan please visit <https://www.gjcity.org/344/Community-Development-Block-Grant-CDBG>



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