

ADU Production Program | FAQs

Do I need to attend an ADU workshop to apply?

No, you do not need to attend an ADU Workshop to apply; however, the ADU Workshop is designed to help you understand the ADU development and permitting process and walk through the different parts of the ADU production program - so it may be helpful.

What incomes qualify for the additional incentive?

The additional incentive is income-qualified for those who have a household income of less than 140% Area Median Income, or AMI. AMI is calculated using family size number and income (refer to chart on the right). If you receive the additional incentive, you must also commit to living on your property and to use the property as a long term rental for 7 years.

Household Size	140% AMI in Mesa County
1 Person	\$80,640
2 Person	\$92,120
3 person	\$103,600
4 Person	\$115,080
5 Person	\$124,320
6 Person	\$133,560
7 Person	\$142,800
8 Person	\$152,040

Who will be given priority to receive funds?

The ADU Production Program will award funds on a first-come, first-serve rolling basis until all funds are used.

How many awards will be given?

City Council has allocated \$250,000 for the pilot of the ADU Production Program to support construction of 16-26 ADUs. If the program is successful, additional funds may be allocated to the program.

What impact fees are paid through the program?

The fees that are paid through the program include the Persigo Sewer Plant Investment Fee and City Water Plant Investment Fee (PIF), as well as city Impact Fees for fire, police, parks, and transportation. It does not include any fees collected by other districts or entities such as Ute water, Clifton sanitation or School District 51.

What do I need to provide in my application?

For the application, you will need to provide the owner/applicant and developer information (if applicable) and your planning clearance number. You will also need to know which tier of the program you are applying for. For the additional incentive, you will need to provide an affidavit of intent stating that you agree to live at the property, proof of property ownership, a W-9 for payment, and proof of income (paystubs, tax return, employer verification, and/or other financial assistance or income documentation).

Any additional questions can be sent via email to housing@gjcity.org or call 970.256.4081

FAQs cont.

When will I know if I am receiving funds?

Typically, the ADU Production Program applications should be reviewed within one to two weeks. A conditional funding letter or denial letter will be sent to the applicant via email with specific tasks to complete. If you receive a conditional funding letter, that means funds are being reserved for your project. Any subsequent tasks, including signing of an agreement with the City, must be completed within 30 days. If tasks aren't completed within 30 days, the funding will be rescinded and the funds made available to the next applicant.

How will the funds be dispersed?

If approved, the impact fee payment will be completed internally within the City of Grand Junction at the time the ADU planning clearance is approved. The additional incentive will be sent via mailed check to the applicant within 30 days after the Housing Division receives verification of an issued Mesa County building permit from the applicant.

When does the ADU need to be built?

Construction of the ADU must be completed within 1 year of the issuance of the planning clearance. A Certificate of Occupancy will not be issued for the ADU unless the the ADU is completed within 1 year or the funds repaid to the City.. The Director of Community Development may consider extension to the one-year completion period based on individual circumstances and evidence of sufficient progress.

Once I build my ADU, do I need to do anything else?

Yes, all recipients will need to keep the unit as a long-term rental for 5-7 years depending on the type of incentive. Additional incentive recipients will need to continue to live on-site to stay in compliance with the agreement. Additionally, all recipients will need to submit an annual report on a form provided by the city and, within 10 days of having a new tenant, the recipient will need to complete an Occupancy Certification Form.

What happens if I can't fulfill the requirements of the program?

If you cannot fulfill the requirements of the agreement, a recipient can request a termination. The agreement will define the terms of termination, of which generally there will be a termination fee of 20% of the Fees paid and/or additional incentive, as well as an additional 20% of the Paid Fees & Incentive for each full or incomplete year left in the term.

What happens if I sell the property?

If the property is voluntarily or involuntarily transferred or sold, the Owner must pay an early termination fee at time of transfer or sale closing, or the successor to the Owner (recipient) must execute a new covenant for the remaining years of the agreement.

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