

OCT. 6TH AFFORDABLE HOUSING WORKSHOP

Small Group Discussion Notes

Participants broke out into six smaller groups to discuss a series of questions. After 45-60 minutes, the smaller groups presented the results of their discussions to the larger group of participants. These responses will become the framework for creating a regional affordable housing strategy.

On a scale of 1 to 10 (with 1 being unimportant and 10 being very significant) how would you rate the importance of the affordable housing issue in our region? Why?

- All six subgroups reported that the affordable housing issue in our region is very significant (between 9-10) and needs more attention.
- Loss of community
- Loss of community diversity (economic and age)
- Complicates transportation issues even further
- Employers struggling to find and keep employees (teachers, safety personnel, nurses)
- Negative economic impacts
- Family budgets maxed out
- Housing costs increasing far faster than wages

What actions could each community take to create affordable housing?

- Bank Land
- Increase mineral severance tax
- New economic incentives for housing (faster review times, reduced fees, more density)
- Make process more understandable (to general public and elected leaders)
- Education on the need and the tangible actions communities can take
- Dedicated funding source (sales tax, development fees on large homes)
- Zoning to allow for increased density, mixed use (residential above commercial)
- Govts. more proactive purchasing land
- Govts. convert their existing lands into deed restricted affordable housing
- Involve the larger community in the process – more education
- Allow for greater densities
- Make subdividing process easier, esp. for ranches who only want to subdivide a small parcel for development
- Need policies that produce housing for 1st time buyers
- Allow for alternative methods of construction
- Annex properties near cities
- Deed restrictions important
- Allow for density
- Need to be clear who we are serving
- Educational process: We need a vision for affordable housing in the region
- Assess each community's needs

- Become more aware of complicated solutions
- Consolidate housing entities and allow for greater cooperation between communities
- Density bonuses versus inclusionary zoning
- Make zoning codes more flexible
- Identify land and land bank
- Make affordable housing a priority

What actions could governments collaborate on to support affordable housing?

- Create a regional housing authority
- Local govts. commit funding to leverage other public and private funds
- Consolidate state and federal process – simply
- Master planning and regional goals are needed – develop regional priorities for affordable housing
- Downvalley and upvalley communities need to work together
- Towns purchase land also work with school districts
- Encourage private sector to build its own employee housing
- Community land Trusts as a tool
- Impacts fees, excise tax or workforce tax throughout the region
- Collaborative education
- Sharing best practices
- Join forces – lobby state to recognize regional impacts
- Financing housing: different entities need to work together – Garfield, Eagle, and Pitkin
- Revenue sharing for affordable housing
- Multi-jurisdictional land banking
- Regional housing authority
- Raise severance tax
- Real estate transfer assessment on properties above a certain amount
- Fast tracking the review process
- Waive fees
- Affordable housing ecovillage
- Need to show the value of housing a balance community
- Educate to help people to become leaders for affordable housing
- Local govts. working together to lobby our region to support affordable housing

What actions should our region encourage the state to take in support of affordable housing?

- Provide money and authority for regional agencies to work together
- Revenue sharing – Western Slope needs
- Fix Gallagher issues
- More \$ for Division of Housing
- Severance tax increase
- Housing a top priority -- need \$\$\$\$
- Encourage the state to better understand the housing needs and challenges of the Western Slope
- Man camps versus investments in our existing communities
- Remember! Political will, Political will, Political will