
Concerns Regarding Fruita's Housing Action Plan

From Arnold Mabee <aamabee@aol.com>

Date Thu 12/18/2025 12:37 PM

To Communications <communications@fruita.org>

Mayor, City Council Members, and City Staff,

I'm writing as a Fruita resident and property owner to share my concerns with the direction being proposed under the City's Housing Needs Assessment and Housing Action Plan.

I want to be clear that I support thoughtful growth and reasonable workforce housing. What concerns me is that, after reading the City's own documents, the current approach appears to go well beyond what the data actually supports and introduces real risks to property values, municipal finances, and key revenue sources.

According to the Housing Needs Assessment, Fruita's expected growth scenario projects demand for roughly 190 new housing units over the next ten years. Even under the higher "potential growth" scenario, the number is 390 units. At the same time, the City's land capacity analysis shows that Fruita already has room for approximately 660 housing units without major zoning changes or expansion. That tells me the City already has more than enough capacity to meet projected demand.

When capacity already exceeds demand, further incentives for density and subsidized development raise a legitimate concern about overbuilding. Over time, oversupply puts downward pressure on home values and can change the character of established neighborhoods. Notably, the plan does not include any Fruita-specific analysis of how concentrated income-restricted housing affects surrounding property values.

I am also concerned about the proposed funding mechanisms. Tools like tax increment financing, urban renewal authorities, and the redirection of lodging tax revenue do not create new money. They divert future revenue that would otherwise support core city services, schools, and tourism promotion. In a small community like Fruita, pulling from those sources risks weakening the general fund and shifting the burden to existing homeowners and taxpayers. The plan does not clearly quantify long-term costs, revenue losses, or the fiscal exposure if projected development does not materialize.

The discussion around homelessness is another area where the data does not seem to support the policy direction some are suggesting. The assessment estimates roughly 23 homeless households annually in Fruita, with only a handful considered chronically homeless. The consultants themselves note that homelessness services are typically more effective at a regional level. Based on the City's own data, there is no clear justification for a local homeless shelter, and creating one would introduce ongoing costs and unintended consequences that fundamentally alter the community.

What the data does appear to support is more modest and targeted action: incremental infill, ownership-oriented housing, and workforce housing that serves people who already live and

work here. It does not support large concentrations of deeply subsidized housing, aggressive tax diversion, or turning Fruita into a regional service hub.

Before moving forward, I respectfully ask the City to slow down and address these issues directly. Housing policies should be clearly tied to demonstrated demand, include safeguards to protect property values, and fully account for long-term fiscal impacts. I would also strongly urge the City to rule out the creation of a homeless shelter within Fruita.

Fruita's strength comes from its stability, strong neighborhoods, tourism economy, and quality of life. Those should not be put at risk without clear necessity and transparent analysis.

Thank you for your time and consideration.

Sincerely,

Arnold Mabee

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