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<b>AGENDA ITEM COVER SHEET</b>
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**TO: FRUITA CITY COUNCIL AND MAYOR**

**FROM: PLANNING & DEVELOPMENT DEPARTMENT**

**DATE: AUGUST 31, 2021**

**RE: HOUSING STRATEGIES**

**PURPOSE**

The purpose of this agenda item is to continue discussions around affordable/workforce housing in the Fruita community.

At the July 27<sup>th</sup> Council workshop staff presented various models communities use for creating workforce housing in their communities. City Council was interested in creating a model that avoids inclusionary zoning, clustering of housing and creative ways the City can address affordable housing as we experience dramatic increases in housing values. Recent changes to the Fruita Land Use Code have resulted in more variety of housing options being submitted into the development review process for units at market rates, but staff were given direction to seek out experts in the lending, realty, development, appraisal, engineering, etc. fields of housing development to pursue creative solutions.

On August 16, staff met with such stakeholders including: Lori Chesnick, Realtor; JP Nisley, Appraiser and member of the Fruita Planning Commission; Robert Jones, Vortex Engineering; James Pulsipher, Fidelity Mortgage, Division of Bay Equity; Ron Abeloe, Chaparral West Inc. & Associated Members for Growth and Development; Rebekah Skarrow, Realtor & Grand Junction Area Realtor Association; Jesse Mease, Monument Powder Coating in Fruita; and Developers Kevin Bray and Silas Colman were unable to attend this meeting. All have agreed to participate in a more formal capacity.

Staff would like to discuss further with Council the makeup of the committee and next steps.