



**FRUITA**  
COLORADO

## AGENDA ITEM COVER SHEET

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**TO:** Mayor and City Council

**FROM:** Dan Caris, Planning & Development Director

**DATE:** October 25, 2022

**AGENDA TEXT:** Housing Workshop

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### PURPOSE

#### Housing Authority By-Laws

The purpose of this workshop is to discuss the Fruita Housing Authority by-laws. The draft by-laws are attached with the coversheet in the packet. Planning Staff in coordination with the City Attorney drafted the by-laws to read the Fruita Housing Authority as a mission driven organization formed to achieve and further the City's housing goals with the City Council will be sitting as the Housing Authority Board, following direction from Council at the August workshop.

#### City of Fruita Housing Goals

The discussion of establishing housing goals stems mainly from the conclusion of Economic Planning System's (EPS) housing needs assessment and funding alternatives work. We have two main objectives within the housing space: affordable and workforce housing. The City Council at the August 30<sup>th</sup>, 2022, workshop discussed the desire to have a paralleled path for both housing efforts but not funded by or from the same source. It is the staff's recommendation that we utilize the Fruita Housing Authority to further affordable housing strategies for income earners 30 percent area median income (AMI) – 80 percent AMI. The purpose for the AMI range is specific to what outside funding (Division of Housing, DOLA, etc.) and grants are available. As for workforce housing, it's the staff's recommendation the City set aside a funding source (managed and funded by the City) to further workforce housing programs. This could include, but not limited to down payment assistance, land banking, gap funding, buy downs, etc. These types of efforts would likely not pursue grants that restrict the AMI ranges. The City could still partner with large employers and regional partners to further the City's goals.

Attached are resources that will be helpful to review prior to this discussion.

#### Attachments:

Fruita Housing Authority draft by-laws  
Mesa County AMI Breakdown  
City of Grand Junction Housing Goals  
City of Durango Housing Goals