

# STRATEGIES TO ADDRESS HOUSING NEEDS

## RECOMMENDED STRATEGIES

The following recommendations are based on Root Policy Research’s experience working with peer communities and best practices; they were developed in conjunction with Grand Junction City Council, City staff, and Grand Junction Area housing stakeholders. Figure 3 summarizes the recommendations in order of anticipated implementation timeline; detailed descriptions of each recommendation follow the figure.

**Figure 3. Recommended Strategies**

Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
<b>1 Participate in regional collaboration regarding housing/homelessness needs and services.</b>	Shortage of affordable/ attainable housing; barriers to affordable ownership; unique needs of special interest populations, housing diversity	1-2 Years	Work cooperatively with Mesa County, GJHA, Catholic outreach, Homeward Bound of the Grand Valley, Karis Inc., and other partners to pursue regional efficiency in all matters related to affordable housing.
<b>2 Adopt a local affordable housing goal(s).</b>	Shortage of affordable/ attainable housing.	1-2 Years	Develop a targeted housing strategy
<b>3 Implement land use code changes that facilitate attainable housing development and housing diversity.</b>	Barriers to affordable ownership; shortage of affordable/ attainable housing; unique needs of special interest populations.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes
<b>4 Encourage development of accessory dwelling units (ADUs).</b>	Shortage of affordable/ attainable housing.	1-2 Years	Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods
<b>5 Formalize existing incentives and consider additional incentives for affordable housing development.</b>	Shortage of affordable/ attainable housing.	1-2 Years	Explore options for providing incentives for projects that incorporate units affordable to income levels identified in the housing strategy.
<b>6 Allocate city owned land (and/or strategically acquire vacant or underutilized properties) for affordable and mixed-income housing.</b>	Shortage of affordable/ attainable housing.	1-2 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Develop a targeted housing strategy.

# STRATEGIES TO ADDRESS HOUSING NEEDS

**Figure 3 (continued). Recommended Strategies**

Strategy	Need(s) Addressed	Timeline	Related Comprehensive Plan Objective
<b>7 Create a dedicated revenue source to address housing challenges.</b>	Shortage of affordable/ attainable housing; unique needs of special needs populations.	1-2 Years	Pursuing funding regionally at all levels.
<b>8 Provide financial support to existing housing and homelessness services and promote resident access to services.</b>	Housing instability and displacement; unique needs of special needs populations; barriers to homeownership.	2-4 Years	Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes. Providing supportive housing for at-risk and homeless populations. Publicizing and marketing affordable housing opportunities throughout the region.
<b>9 Support acquisition/ rehabilitation that creates or preserves affordable housing.</b>	Shortage of affordable/ attainable housing; housing instability and displacement; housing condition.	2-4 Years	Retaining and maintaining existing affordable housing stock.
<b>10 Consider implementation of an inclusionary housing/linkage fee ordinance.</b>	Shortage of affordable/ attainable housing.	2-4 Years	Working to preserve viable affordable housing stock and ensure long term affordability for new units built with financial assistance.
<b>11 Explore designation of an Urban Renewal Areas (URA) and utilization of Tax Increment Financing for affordable housing.</b>	Shortage of affordable/ attainable housing.	4-6 Years	Pursuing funding regionally at all levels.
<b>12 Consider adoption of a voluntary rental registry program in conjunction with landlord incentives.</b>	Housing instability and displacement; housing condition; shortage of affordable/ attainable housing.	4-6 Years	Retaining and maintaining existing affordable housing stock.

Source: Root Policy Research.