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April 2, 2024

The Honorable Michael Bennet  
United States Senate  
261 Russell Senate Office Building  
Washington, D.C. 20510

Re: Letter of Support for Congressional Directed Spending – Housing Resources of Western Colorado

Honorable Senator Bennet,

The City of Fruita strongly supports Housing Resource’s application for Congressionally Directed Spending allocations. This unique funding opportunity would allow Housing Resources to further support the planned affordable-workforce housing development, Geode Flats. This funding request would greatly help City reach its affordable and workforce housing goals serving households earning 30%-120% of the area median income.

The City recently approved this project’s Planned Unit Development guide which allows the project to submit for site plan and building permit reviews. This site was chosen for multi-family housing due to its proximity to Downtown Fruita as well as the accessibility to I-70. The property is in Fruita’s downtown area and is adjacent to a hotel, retail, the Dinosaur Journey Museum, camping and outdoor recreation, and the James M. Robb Colorado State Park.

During the many public engagement open houses used to update City’s Comprehensive Plan, Fruita residents expressed their desire to incentivize and support a mix of housing types. We found that the Land Use Code at the time contained many barriers deterring higher density, infill, and multi-family housing options. Shortly after the Comprehensive Plan was put into place, City updated the Land Use Code to remove nearly all the barriers. One major change is the use of a streamlined development process to help move these types of applications through the review process more effectively to promote growth.

Ultimately, if funded, 180 apartments will be built at Geode Flats, the result of collaboration amongst Housing Resources, TWG Development, City of Fruita, and the public funders.

We are grateful to the Offices of Senator Bennet and Senator Hickenlooper for the opportunity to submit for the CDS allocation and appreciate your thoughtful consideration of this request.

Thank you,

Joel Kincaid

Mayor, City of Fruita