

John Rodwick • Village At Country Creek

As a member of Fruita's Livability Commission, I am familiar with this Affordable Housing project since it reflects one of the 8-Domains of Livability supported by AARP. The City of Fruita is one of the more than 500 communities nationwide to be designated as a Livable Community. Kim Pardoe is a Principal in the Fruita Mews project and made a recent presentation to the Commission whose members were excited and receptive to her plan. Here's a summary of what that project includes: " The Fruita Mews is a 50 unit new construction property located in Fruita, CO. This workforce housing property will serve residents earning between 30-80% of the area median income with 1,2 and 3 bedroom attached townhomes, a community building, bike barn, play structure, open space and community gardens. The property is located adjacent to the newly constructed Monument Ridge Elementary school and addresses Fruita's dire need for affordable housing for families, as identified in their 2020 comprehensive plan "Fruita in Motion". Additionally, the property will have a partnership with the D51 school district to provide "affirmative marketing" to teachers and all D51 employees to assist in their issue of hiring and retaining teachers and employees with their current pay scale. Other service providers are include the Eureka! STEM program, an after school academic and community programing group that is affiliated with the McConnell Museum. The project will have significant secure bicycle storage attached to our townhomes and in a central location as well as a bicycle maintenance facility and the property manager is currently reaching out to the local bicycle community to investigate a bike share program, bicycle donations and a bicycle maintenance clinic once a year. The project has letters of support of the Fruita Chamber of Commerce, D51, Mesa County Regional Transportation, Grand Valley Catholic Outreach, City of Fruita, a local realtor - Keith Everitt, Hilltop, the Grand Junction Housing authority, Homeward Bound, and several others in the works." Yesterday, I drove out to the proposed site and--as Jan correctly points out--ingress and egress seems to a problem. But I suspect Kim and her associates have thought through that issue and will address it. Overall, I support what the project would bring to Fruita. We are in dire need for affordable housing and I know that the City does not have the financial resources or staff to underwrite projects like this. In discussion with the City Manager and Council members, they believe the impetus for such a development must come from the private sector. Fruita Mews would meet this need, and I believe we should try to support this and other efforts to every possible extent.

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