



TO: Fruita City Council and Mayor

FROM: Planning & Development Department

DATE: December 21, 2021

AGENDA TEXT: Economic Planning Systems (EPS) Phase 1 Housing Presentation

PURPOSE

The Council has held several workshop discussions in attempt to develop strategies to mitigate attainable workforce housing in the City. As a result, of those discussions the Council has formally commissioned a taskforce to vet and address findings as we pursue programs and funding for supporting attainable housing. Further, the staff received direction to pursue a two-phase approach best describes as gathering baseline data to inform housing policy and designing the programmatic elements that define the costs on which the potential regulatory fee revenues will be spent. The City has retained Economic Planning Systems to perform this work and will be giving the Council an administrative update on their progress.

APPLICABILITY TO CITY GOALS AND OBJECTIVES

The City has already taken steps toward goals in the comprehensive plan to address *‘prioritizing infill development over development at the edge of the city limits’* and to *“allow and encourage a diversity of housing types to fit the needs of the Fruita community and provide the diverse ‘funky’ character that is treasured by residents.”* These break down further in chapter 3 Land Use + Growth of Fruita in Motion to policies and actions that include addressing affordable housing.

PURPOSE OF DISCUSSION

The purpose of the Phase I tasks is to establish a policy basis for charging a regulatory fee to fund specific housing programs. EPS will prepare research and analysis that:

1. Establishes the relationships between home ownership and the jobs needed to support a community.
2. Recommends goals for housing a portion of the City’s workforce locally and identifies the benefits of doing so.
3. Documents the gaps between what some segments of the workforce can afford in housing costs and rents or prices in the open market.
4. Defines draft policies that would be implemented through a housing fee.