

One Valley Prosperity Strategy

Affordable Housing Action Plan

Goal 1: Increase the Supply of Affordable Housing Options in the Gunnison Valley.	Priority Level			Priority Ranking for Short Term Actions			Capacity		Completion
	Short	Medium	Long	High	Medium	Low	Lead	Resources	Complete or Ongoing
Objectives, Strategies and Actions									
OBJECTIVE 1: Develop a regional community housing framework for the Gunnison Valley.									
Strategy 1: Conduct a regional housing needs assessment in 2016 to identify the current housing supply and demand for new housing for a variety of populations (e.g. workforce housing, seniors, families, rentals) and program areas (e.g. Homeownership or Home Repair programs).	X			X			Consultant with GVRHA		X
Strategy 2: Complete a regional housing plan by the end of 2017 for achieving affordable housing targets based on needs assessment.		X		X			Consultant with GVRHA		In Process
OBJECTIVE 2: Ensure an adequate supply of land is available for development of affordable housing up and down the Valley.									
Strategy 1: Identify a collaborative process for land banking to provide a supply of land for current and future housing development.		X		X					
Develop criteria for prioritization of land acquisitions for land bank		X							
Complete summary of land availability begun in OVPP process as education tool.									X
OBJECTIVE 3: Ensure the regulatory environment supports and enables the development of affordable housing in desired growth areas and is consistent with the community's values.									
Strategy 1: Review development codes (e.g. an assessment) of the Town, City, and County to identify whether there are additional regulatory tools that would support affordable housing.		X		X	X		Municipalities, County, and CB South		X (City of Gunnison and Gunnison County completed)
Strategy 2: Identify zoning and development code recommendations that would incentivize private developers to build more affordable units (e.g. density bonuses, lot sizes, minimum square footage, ADUs, etc.)	X			X			Planners from each jurisdiction		X (City of Gunnison and Gunnison County completed)
Convene meeting of local planners and GVRHA Director									X
Strategy 3: Develop a streamlined process for deed restricted affordable housing projects in identified growth areas by 2018.		X			X				
Strategy 4: Explore whether there are any options with reducing income tax, property tax/sales and use tax waivers or opportunities to establish real estate transfer tax (lobby for State level de-Brucing) for properties that are deed restricted.		X							
OBJECTIVE 4: Ensure financial resources are available to support affordable housing development.	X			X					
Strategy 1: Update and consider linkage fee policies for current market conditions in City of Gunnison, Town of Crested Butte, Mt. Crested Butte, and the County.	X			X			Karl Fulmer w/ staff from jurisdictions		X (County updated linkage fee)

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Objective 7: Educate public and elected officials on the importance of affordable housing									
Strategy 1: Foster champions for affordable housing development. Group felt this strategy would take 2-3 years and be ongoing.	X	X		X			Jim Starr and Karl Fulmer		
Form group of champions	X	X		X			Jim Starr and Karl Fulmer		
Create a communication strategy clarifying the need, opportunities and challenges, and strategies for affordable housing	X	X		X			Jim Starr and Karl Fulmer		
Identify individuals willing to speak up for affordable housing	X	X		X			Jim Starr and Karl Fulmer		
Strategy 2: Develop communication strategy that identifies the need and benefits of affordable and attainable housing									
Renters Rights communication, classes, pamphlets. Landlord education—rights, tips									
Home ownership classes							Karl Fulmer		
Eco-village, test sites, student project							Coldharbour		