
Agenda

Housing Action Plan -- Work Session 2

February 13, 2009; 1:00 – 4:00 PM; Ouray City Hall

I. Review Draft Action Plan, Sections I, II & III

- Needs Update
- Policies and Guiding Principles
- Goals

II. Overview -- Housing Tools and Techniques

- Need for Multiple Tools
- Incentives
- Production Mandates
- Revenue Generation
- Public Initiatives and Partnerships

III. Strategy Identification

Inclusionary zoning	Development code amendments – height, density, etc
Commercial linkage	Site-specific redevelopment incentives
Residential linkage	Land banking
Impact fee (\$2.00 by housing authority)	Land – public/private/non-profit partnerships
Property tax	Self Help Build housing
Sales tax	Down pmt, shared equity, 2 nd mortgages
Accommodations tax	Rehab/weatherization
Use tax	Section 8 rent subsidies
Real Estate Transfer Assessments (RETA)	Low income housing tax credit apartments
Annexations	Public housing/Senior housing
ADU incentives	Community Housing Development Organization (CHDO)
Developer incentives	

IV. **Prioritization** -- to be based on consideration of funding, acceptability, timing, effectiveness, capacity to implement

Priorities

Top 5	Ridgway	Ouray	Ouray County
1.			
2.			
3.			
4.			
5.			
Med.	Ridgway	Ouray	Ouray County
Low	Ridgway	Ouray	Ouray County
No	Ridgway	Ouray	Ouray County