
Agenda

Housing Action Plan -- Work Session 3

March 6th; 1:00 – 4:00 PM; Ridgway Town Hall

I. Overview -- Housing Tools and Techniques

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

II. Legal Authority in Colorado

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

V. Updated Schedule

Work Session 4 – Friday, March 20th, Ouray Community Center, 320 6th Ave.

Work Session 5, Friday, April 17th, Ridgway Town Hall, 201 N. Railroad St.

Presentation of Plan: Wed, May 27th, 5:30PM Ouray Community Center, 320 6th Ave.