



## Fraser Housing Policy

The Fraser Town Board has identified housing a policy priority. Like many Colorado mountain communities, the lack of sufficient housing is impacting quality of life and economic development in the Fraser Valley. Accordingly, the Town Board is providing this policy to outline the Town's interest in working with our development community to help mitigate these challenges.

- The Town of Fraser has provided the following incentives for residential development:
  - Resolution 2016-10-05 providing for the Attainable Housing Plant Investment Fee Incentive Program
  - Ordinance 436 amending the Plant Investment Fee (PIF) Schedule to include, among other amendments, the following:
    - Reduced PIF for apartments and mixed use developments
    - Reduced PIF for Accessory Dwelling Units
    - Collection of PIF at Certificate of Occupancy versus Building Permit
    - Reduced service fees during construction
  - Reduced parking requirements for multi-family dwelling units
- The Fraser Town Board believes that providing a variety of housing within the community for employees and families is an important component of community character, sense of community, and sustainability. Accordingly, the Fraser Town Board is seeking proposals for collaborative partnerships to address community housing. Proposals that provide for long term provision of community, workforce, employee, and/or attainable housing may be eligible for concessions such as property tax rebates, use tax waivers, plant investment fee waivers or deferrals, service fee waivers during construction, development review fee rebates, density bonuses, parking waivers, grants, and other such incentives.
- The Fraser Town Code land use provisions are currently being evaluated and proposals that may not currently comply with the Code should be provided for consideration as appropriate Code changes may be considered.
- Further, annexation proposals that would provide for multi-family, smaller homes, and/or apartments will be favorably considered.
- Proposals must be consistent with Town of Fraser plans and policies and are subject to the discretion of the Town Board.

Interested parties should submit proposals to the Fraser Town Manager. The Housing Task Force and Town Board commit to an initial response within 45 days.

*Adopted by the Fraser Town Board on June 28<sup>th</sup>, 2017.*