



# Housing Needs Assessments

Needs assessments comprehensively examine market conditions and quantify housing problems and opportunities faced by communities or regions. While each is customized to address our client's unique needs, they typically consider housing costs relative to income, housing problems including overcrowding and substandard conditions, the relationship between jobs and workforce housing, existing rental and ownership market conditions, demographics, special needs populations and the impacts of commuting and regional influences on housing demand. Our reports identify opportunities and provide the framework for developing solutions to address quantified needs. In addition, we have

worked with many clients to develop strategic housing plans which are tailored to the specific needs of the community or region.

In the past two decades RRC, often in collaboration with EPS and/or Rees Consulting, has completed needs assessments and/or other specialized housing evaluations for the following clients, many of which have utilized our services multiple times to assess needs and potential solutions as they have changed over the years.

## Colorado Mountains and Rural Areas

Eagle County and Vail, Avon, Edwards, Eagle, Basalt and Gypsum  
 Summit County and Breckenridge, Silverthorne, Keystone, Copper  
 Gunnison County with Crested Butte, Mt. Crested Butte and Gunnison  
 Clear Creek County with Georgetown and Idaho Springs  
 Grand County with Winter Park, Tabernash, Granby and Grand Lake

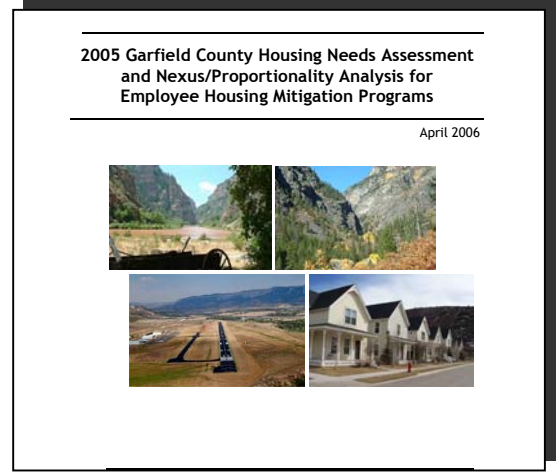
Garfield County and Glenwood Springs  
 San Miguel County with Telluride and Mountain Village  
 Routt County with Steamboat Springs, Hayden and Oak Creek  
 Teller County and Cripple Creek, Victor and Woodland Park  
 Lake, Custer and Fremont Counties

## Colorado Urban Areas

City of Boulder  
 Boulder County and Broomfield region with cities of Boulder,  
 Louisville, Longmont, Lafayette, Erie and Superior  
 City of Longmont  
 Elbert County  
 City of Westminster  
 City of Broomfield  
 Weld County and the City of Greeley

## Western States

Santa Fe County and City of Santa Fe, New Mexico  
 Valley County and Adams County, Idaho  
 Central Oregon Region covering counties of Deschutes, Crook and  
 Jefferson  
 Blaine County, Idaho  
 Eastern Sierra Region covering Mono and Inyo Counties and cities  
 of Mammoth Lakes and Bishop, California  
 Teton County and Jackson, Wyoming



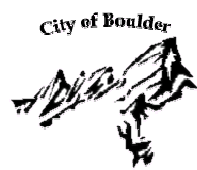
**THE NEEDS ASSESSMENT IS DONE - NOW WHAT?**  
**HOUSING COLORADO NOW!**  
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**EXAMPLE PROGRAM TOOLS**

Program	Description	Communities
<b>Density Bonus</b>	Provides an increase in density to a developer for additional units, if all or part of the increased density is affordable housing.	Arivada, Longmont, Boulder, Glenwood Springs, Greeley, Mesa County, Denver, San Jose
<b>Density Transfer</b>	Transfer density from one site to another. For example, density on property acquired for open space is transferred to another parcel.	Portland, Longmont, Steamboat, Seattle
<b>Annexation Policies</b>	With cooperative policies between the County and local municipalities, towns may require developers who seek annexation to provide a significant amount of affordable housing.	Garfield County, Boulder County
<b>Fee Deferrals or Waivers</b>	Defer payment of fees or sales and use tax until the certificate of occupancy is issued and/or freeze the amount of the fees to the price in place at the time the site plan is reviewed. Some communities will waive a portion of the fees or use taxes for developments that provide housing that meets targeted community goals.	Lafayette, Loveland, Douglas County, Greeley, Longmont, Denver, Douglas County, Fort Collins, San Jose, CA
<b>Accessory Units</b>	Optional, small second units attached to or within single-family units.	Lafayette, Denver, Boulder, Oregon
<b>Inclusionary Zoning Requirements</b>	Requires developers to include or set aside a certain portion of a development as affordable housing. The housing is usually similar to other units in development. The program may allow cash-in-lieu or off-site housing as an option for compliance.	Longmont, Denver, Lafayette, Glenwood Springs, Garfield County, San Miguel County
<b>Linkage (commercial and/or residential)</b>	Requires developers of new commercial or residential properties to pay fees (usually assessed per square foot of development) to support affordable housing. Some programs give developers the option to actually construct the affordable units.	Pitkin County, Telluride, Steamboat Springs, Crested Butte, San Miguel County, Eagle County, Summit County
<b>Community Land Trust</b>	Non-profit organization that owns land in perpetuity and assures units remain affordable over time through the execution of a land lease.	Thistle Community Housing, Lowry Land Trust, Uptown Partnership
<b>Land Banking</b>	Land is purchased or donated well in advance of any development, making the land cost more reasonable in the future. Often this is excess land acquired as part of another purchase, such as parks, schools, or other civic uses.	Used in Boulder County,
<b>Fast Tracking</b>	Provide developments that meet local affordable housing thresholds to receive priority through the review process. Often done on a project specific basis.	Fort Collins, Greeley
<b>Employer Assisted Housing</b>	A variety of methods are used including mortgage subsidies, down payment assistance and/or master leasing of rental units.	Washington Medical Center (St. Louis) Milwaukee, WI, Intermountain Rural Electric Association (CO), Eagle River Water and Sanitation District, (CO)

Source: RRC Associates, Inc.; Rees Consulting, Inc.



**SAN MIGUEL COUNTY**

