

- Garfield County supports **Habitat for Humanity's** efforts to build affordable housing. In June, the county supported a habitat project to build 20 new homes in Rifle, contributing \$200,000 and \$100,000 to AH project in GWS as well as provided letters of support for the purchase of existing building in GWS.
- **Accessory dwelling units (ADUs)** are a use by right in Garfield County and businesses can up to 4 employee units on site as a use by right.
- The county's land use code is favorable to subdivisions such as minor subdivisions which are administratively approved, helping to **reduce the red tape** for the development of more housing.
- Reduce min. lot size for deed restricted workforce units in Residential Suburban Zone Districts from 20k to 10k sq. ft.
- Reduce min. lot size for deed restricted workforce units in Residential Urban Zone Districts from 7500 to 5000 sq. ft.
- County has inclusionary zoning; **one affordable unit per 10 free market homes.**
- The county **supports towns and cities** making the decisions on the best solutions for housing within their boundaries.
- County applies its annual **Private Activity Bond** allocation (2024 - \$3.9M)
- Supports income-eligible **first-time homebuyers** with an affordable mortgage and access to **down payment assistance** administered through Colorado Housing and Finance Authority (CHFA)
  - **Proposed - Glenwood Gardens AH Project** (80 rental units in GWS) targeting AMIs between 20% and 80% AMI. More than half of the project is below 50% AMI.
- Garfield County provides substantial **funding support for mass transit** in the Colorado River Valley for both RFTA (The Hogback Service) and Parachute Area Transit (PATS) serving Parachute / B-Mesa to Rifle
- We help fund the Garfield County Housing Authority at \$100k level that provides HUD housing vouchers and manages affordable housing in Garfield County.
- Garfield County funds non-profits that support families with housing assistance and addressing homelessness including Catholic Charities, Salvation Army, the River Center and West Mt. Regional Health.
- Repealed restrictions on dwelling size to allow for "Tiny Homes"
- County will waive building permit and traffic impact fees for deed restricted affordable or work force units

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- We expanded the household income criteria for the AH program so that more of the workforce is eligible to apply for the deed restricted units
- Placed greater limits on fees that HOAs can charge owners of deed restricted units to help maintain affordability
- Promote job creation in western Garfield County, both private and public by encouraging development at the Garfield County Airport as an example.
- Garfield County continues to support multiple use on federal ground and an all-of-the-above energy development portfolio that creates high-paying local jobs.