



## Community Housing Policy & Incentives Matrix

The following housing policy and incentives matrix was created through technical assistance provided to the Town of Granby through the Colorado Division of Housing (DOH) [Affordable Housing Toolkit for Local Officials](#) program. The technical assistance will support the Town of Granby in advancing community housing goals by identifying opportunities to align land use policies with housing goals, evaluating the benefits and challenges of various implementation tools, and prioritizing housing-related “actions” for implementation from the [2023 Granby Comprehensive Plan](#).

### How to Use This Document

This matrix is a summary appendix to the [Task 3: Assessment of Plan Recommendations to Guide Strategic Housing Priorities](#) document. It is designed to be a quickly digestible resource on housing policy tools for town trustees, executive leadership, and other key decision-makers. The policies, programs, and implementation tools summarized below are not intended to be exhaustive. Rather, the document is written to help guide strategic discussions regarding the benefits, challenges, and tradeoffs of a variety of tools.



# Increase New Housing Supply

**LU Action 1: Complete more detailed subarea plans outlining street network, amenities desired for streets and parks, the building height and density of development, and other elements.**

Tool	Description	Intent	Benefits	Challenges
<b>Subarea planning</b>	A long-range planning document for a limited geographic area within a community that addresses both short- and long-term needs. Subarea plans include a greater level of detail than a comprehensive plan but address similar topics.	Facilitate the development of two mixed-use districts along Highway 40 south of the Fraser River (one around Middle Park Hospital, and another near City Market).	<ul style="list-style-type: none"> <li>• Subarea planning engages residents and business owners and builds community support for land use and development decisions.</li> <li>• Crucial for guiding why, how, and where future public resources are invested to achieve community goals in an effective and strategic way.</li> </ul>	<ul style="list-style-type: none"> <li>• Like any planning effort, subarea plans require time and resources.</li> <li>• Neighborhood-level engagement, education, and communication are key to building support for policy and development initiatives.</li> </ul>
<b>Tax Increment Financing (TIF) District</b>	Financing tool that allows local governments to leverage future gains in the tax base to fund public infrastructure and public facilities and encourage investment in blighted areas.	Stimulate private investment, economic development, and fund public improvements.	<ul style="list-style-type: none"> <li>• TIFs are a flexible and powerful local tool for funding a range of public improvements, affordable housing projects, and economic development initiatives.</li> <li>• TIF districts work best when they are paired with regulatory policies that establish community goals and guide the strategic use of generated funds.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires board training and development and community outreach and education.</li> <li>• It can take a decade or more before successful catalytic projects spur enough other investment in a TIF district to generate a significant amount of unpledged TIF money. Districts can help generate funding, while planning can help prioritize what investments to make when the time arrives.</li> </ul>
<b>Downtown Development Authority</b>	A quasi-municipal organization which is intended to halt or prevent deterioration of property values or structures in a Central Business District (CBD).	Oversee and facilitate Real Estate Development, Infrastructure, and district operations.	<ul style="list-style-type: none"> <li>• Ability to finance public improvements and provide services in the CBD.</li> <li>• Can administer a 5 mill levy and TIF district to generate funding. Requires approval from other jurisdictional entities to collect the increment.</li> </ul>	DDA is limited to the Central Business District.

<p><b>Urban Renewal Authority (URA)</b></p> <p><i>(For a comprehensive overview of improvement districts, <a href="#">click here</a>)</i></p>	<p>Urban renewal authorities are quasi-governmental statutory bodies that promote public-private partnerships to shape economic growth.</p>	<ul style="list-style-type: none"> <li>• URAs work to revitalize an area which requires additional intervention in order to remedy blight, restore economic vitality and improve safety.</li> <li>• URA property development must be in accordance with a redevelopment plan that outlines the vision and process for facilitating investment in the project area.</li> </ul>	<ul style="list-style-type: none"> <li>• URAs are authorized to issue grants, bonds, loans and other financial mechanisms to help produce public improvements.</li> <li>• Unlike a Downtown Development Authority (DDA), a URA can administer multiple TIFs within a municipality and wield eminent domain powers.</li> <li>• Can enhance local capacity through dedicated URA staff with the expertise to address and facilitate area projects.</li> </ul>	<ul style="list-style-type: none"> <li>• URA plans and processes may require additional resources to pay staff or consultants.</li> <li>• An urban renewal designation can affect property values and drive speculative development interest. A URA should take steps to support existing residents and businesses in accessing these benefits and opportunities to help prevent them from being driven out by redevelopment.</li> </ul>
<p><b>Tax abatements or exemptions</b></p>	<p>Tax abatements lower the amount of property tax owed on a specific property for a specified period of time. Tax exemptions exempt owners from taxes on the increased assessed value for a period of time.</p>	<p>Stimulate economic development and attract new businesses.</p>	<ul style="list-style-type: none"> <li>• Redirect business investment within a metro area to distressed areas.</li> <li>• Attract new businesses and employers from outside the area.</li> </ul>	<ul style="list-style-type: none"> <li>• Property taxes are a small part of total costs for most businesses.</li> <li>• Tax breaks are sometimes given to businesses that would have chosen the same location even without incentives, resulting in loss of tax base without promoting economic growth.</li> <li>• Widespread use of tax incentives as an economic development tool reduces their effectiveness.</li> </ul>
<p><b>Infill Incentive District</b></p>	<p>An infill incentive program can offer incentives like reduced planning fees or development standards to property owners seeking to redevelop or improve vacant or underutilized lots in an identified area.</p>	<p>Reduce blight, facilitate public improvements, and encourage redevelopment.</p>	<ul style="list-style-type: none"> <li>• Combines planning, development, and financial incentives to facilitate private investments.</li> <li>• Several municipalities across the US have successfully used infill incentive districts to achieve economic development, housing, and improved livability goals in underutilized or blighted areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Applications for development within the Infill Incentive District must meet the conditions approved by the city and are subjected to a review process.</li> <li>• Unlike a TIF, an incentive district does not generate new funding to finance public improvements.</li> </ul>

**Housing Action 6: Update the development code to allow accessory dwelling units (ADUs) in more districts.**

Tool	Description	Intent	Benefits	Challenges
<b>Amend residential and mixed-use zones to permit ADUs by-right</b>	Make ADUs a permitted use in residential and mixed-use zone districts	Allow for greater housing diversity in terms of unit mix, size, bedroom configuration, and overall density to serve the full range of households in the Granby area.	<ul style="list-style-type: none"> <li>• Can increase the diversity and supply of housing options</li> <li>• Rents are typically lower due to their size</li> <li>• They provide the homeowner with supplemental income</li> <li>• Improved land efficiency</li> </ul>	<ul style="list-style-type: none"> <li>• Property owners may face additional barriers, including financing options, unfamiliarity with permitting and development processes, site unsuitability, or simply lack of interest</li> <li>• ADU siting, dimensional, and design standards may need to be updated to ensure ADUs are responsive to and fit within each neighborhood context</li> </ul>
<b>Relax lot requirements to increase site eligibility for ADUs</b>	Consider removing corner lot requirements and side-street and alley requirements from ADU district.	Allow for greater housing diversity in terms of unit mix, size, bedroom configuration, and overall density to serve the full range of households in the Granby area.	<ul style="list-style-type: none"> <li>• The majority of residential units in town are single-family dwellings in subdivisions or suburban development patterns and do not have side-streets, alley access, and few "corner" units.</li> <li>• Increases the number, variety, and location of parcels that are eligible for ADU uses</li> </ul>	<ul style="list-style-type: none"> <li>• May receive opposition from homeowners in single-family neighborhoods regarding privacy, design, and parking concerns</li> <li>• For lots without fire truck access via an alley or side street, ADU building requirements should include installation of a sprinkler system.</li> </ul>
<b>ADU subsidy or assistance program</b>	Create a program to provide assistance to property owners with ADU design, development, permitting and financing. May include access to discounted fees or furnishing parties with a selection of pre-approved plans for ADU development.	Mitigate non-physical barriers to ADU creation.	<ul style="list-style-type: none"> <li>• Subsidize costs associated with ADU development to mitigate financial burden</li> <li>• Empower private property owners to create new housing units</li> </ul>	<ul style="list-style-type: none"> <li>• Access to discounted fees or other subsidies should be predicated upon affordability or occupancy restrictions of the accessory unit, such as prohibiting the unit from being used as a STR.</li> </ul>

**Housing Action 7: Adopt a mixed-use zone district.**

Tool	Description	Intent	Benefits	Challenges
<b>Update land use code to include mixed-use district(s)</b>	The intent, goals, and regulations of Granby's mixed-use district(s) should be rooted in the community vision for future development as described in the Future Land Use Plan.	<ul style="list-style-type: none"> <li>• Improve livability, connectivity, quality of life, and economic resilience in town</li> <li>• Increase opportunities for the creation of new housing units</li> </ul>	<ul style="list-style-type: none"> <li>• Enhanced walkability compared to single use areas</li> <li>• Reduction in automobile dependence, vehicular traffic, and greenhouse gas emissions;</li> <li>• Improved access for residents and visitors to transit and amenities;</li> <li>• Increased opportunities for human connection and social interaction;</li> <li>• More tax-efficient than single-use development;</li> <li>• Sustainable and efficient delivery of municipal services at a lower cost.</li> </ul>	<ul style="list-style-type: none"> <li>• If the town chooses not to implement the mixed use district through a remapping process, applications for property rezoning would be reviewed on a case-by-case basis. Rezoning applications can take a significant amount of time and capacity from town staff and the planning commission.</li> <li>• Can result in a patchwork of zone districts that is administratively cumbersome and antithetical to the community vision established in the future land use plan</li> </ul>
<b>Map/rezone areas as mixed-use in alignment with the community vision and Future Land Use Plan</b>	Implement the mixed use district through a town-wide remapping process. The updated zoning map must undergo review and approval by the planning commission prior to legislative adoption by the board of trustees	<ul style="list-style-type: none"> <li>• Implement goals in the Future Land Use Plan by rezoning multiple areas across the town to the mixed use district</li> </ul>	<ul style="list-style-type: none"> <li>• More efficient and manageable than reviewing rezoning applications on a case-by-case basis</li> <li>• Ensures zoning is applied uniformly across neighborhoods and contexts</li> </ul>	<ul style="list-style-type: none"> <li>• Remapping can create confusion and opposition among property owners. Community engagement, outreach, and education are critical for building public support</li> </ul>

**LU Action 7: Implement the overall framework outlined in the Future Land Use and Three Mile Plans.**

Tool	Description	Intent	Benefits	Challenges
<b>Update district purpose statements to reflect community vision and housing goals</b>	Intent statements should clearly articulate the goals of each district, describe the desired development outcomes, and provide clarity on the rationale for the associated policy(ies).	Update the zoning code to clearly reflect the community's future vision and housing goals as expressed in the Comprehensive Plan.	Support planning staff and decision-makers in the development review process.	Amendments to the land use code are subject to approval by the board of trustees.

<p><b>Make affordable housing a use by-right in residential districts</b></p>	<p>Amend residential zone districts to permit affordable housing as a use by-right.</p>	<p>Build the inventory of attainable housing geared to low and moderate-income residents in Grand County to address the affordable housing crisis.</p>	<ul style="list-style-type: none"> <li>• Reduces opportunities for affordable housing projects to be rejected during a discretionary review process or neighborhood opposition when the project otherwise meets underlying zoning requirements.</li> <li>• Reduces risk and development review timelines for housing developers.</li> <li>• Demonstrates local commitment to progressing affordability goals.</li> <li>• Tempers neighborhood opposition.</li> </ul>	<p>May face opposition from community members wanting to protect the status quo.</p>
<p><b>Modify dimensional standards and maximum densities in residential districts.</b></p>	<p>Density limits and dimensional standards in residential districts, including setback and open space requirements, should be adjusted to allow property owners to deliver more housing units at a range of sizes and price points in line with community housing needs.</p>	<p>Allow for greater housing diversity in terms of unit mix, size, bedroom configuration, and overall density to serve the full range of households in the Granby area.</p>	<p>Reducing setbacks, Floor Area Ratios (FAR), minimum lot size and/or parking requirements can make new housing development more financially infeasible.</p>	<p>May face opposition from community members wanting to protect the status quo.</p>
<p><b>Permit modular and prefabricated home types in appropriate districts.</b></p>	<p>Amend appropriate residential zones to permit prefabricated home types and materials by-right.</p>	<p>Build the inventory of attainable housing geared to low and moderate-income residents in Grand County to address the affordable housing crisis.</p>	<p>Provides a lower cost alternative to traditional construction methods and can address labor shortages.</p>	<p>May face opposition from community members wanting to protect the status quo.</p>

<b>Update the Planned Development Overlay district (PDOD)</b>	Amend the Planned Development Overlay district (PDOD) to make future district approval conditional on the provision of community benefits and/or affordability requirements.	Build the inventory of attainable housing geared to low and moderate-income residents in Grand County to address the affordable housing crisis.	<ul style="list-style-type: none"> <li>• Development review and permitting of PDODs requires significant staff time and resources. Conditioning district approval on community benefit provisions ensures municipal resources and capacity result in direct community benefit.</li> <li>• Require developers to reserve a percentage of units for households at set income levels through deed or occupancy restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>• Over-reliance on PDOD districts can become administratively cumbersome over time.</li> <li>• Development review and permitting of PDODs requires significant staff time and resources.</li> </ul>
---	--	---	--	--

**LU Action 8: Pursue land acquisition for affordable housing.**

Tool	Description	Intent	Benefits	Challenges
<b>Land Bank</b>	Program to acquire, hold, and manage property for future affordable housing development.	Secure land for the future development of affordable housing.	Leverage combined funding and capacity by partnering with other area nonprofits and the housing authority on land banking opportunities.	<ul style="list-style-type: none"> <li>• Land acquisition is costly</li> <li>• Dedicated local funding for land banking would help the town move quickly when purchase opportunities arise.</li> <li>• Identify public-private partnership opportunities to facilitate development of banked land.</li> </ul>

**Housing Action 2 : Implement an Inclusionary Housing Ordinance (IHO).**

Tool	Description	Intent	Benefits	Challenges
<b>Inclusionary Housing Ordinance</b>	An IHO requires a developer to price a percentage of new residential units for affordability at set income ranges, or pay a fee-in-lieu to a housing fund.	Build the inventory of attainable housing geared to low and moderate-income residents.	<ul style="list-style-type: none"> <li>• Flexible policy structure</li> <li>• Can generate both new housing supply and/or dedicated funding.</li> <li>• Well-suited for strong development markets.</li> </ul>	<ul style="list-style-type: none"> <li>• Can be technically complex</li> <li>• Requires dedicated staff capacity for program design, administration, and oversight.</li> <li>• Successful implementation requires broad political support for successful adoption.</li> </ul>

**Housing Action 3: Develop a density or tax incentive program to encourage the development of affordable housing units.**

Tool	Description	Intent	Benefits	Challenges
<b>Fast-Track or Expedited review</b>	Prioritize or accelerate the permitting process for developers of projects with affordability provisions.	Reduce project development costs and to encourage the timely delivery of affordable units.	<ul style="list-style-type: none"> <li>Establish a separate “fast-track” permit application for qualifying developments.</li> <li>Give priority consideration to qualifying proposals, guaranteeing a permitting decision within a set number of days.</li> <li>Offer access to “early assistance” meetings, in which city or county staff review the proposal before it is submitted for approval to identify issues.</li> </ul>	<ul style="list-style-type: none"> <li>Staffing levels in the permitting office should be sufficient to implement this policy and avoid significantly disrupting the normal development review process.</li> </ul>
<b>Density and height bonuses</b>	Policies that allow developers to build more units than would normally be allowed on a site by the underlying zoning code in exchange for a commitment to restrict some portion of total units to income-qualified households.	Bonuses can take the form of an increase in FAR, increased density or height allowances, smaller unit sizes, different unit types (i.e. a triplex in a single-family zone district), or flexible setback requirements.	<ul style="list-style-type: none"> <li>Incurs little to no direct costs for the local government compared to fee reduction or other types of incentive programs.</li> <li>Policies may combine multiple incentives to be responsive to the local market.</li> </ul>	<ul style="list-style-type: none"> <li>The degree of density or height bonus offered must be of sufficiently large financial incentive to encourage the private market to generate affordable units.</li> <li>In single-family neighborhoods, increased height allowances and density may face some resident opposition.</li> </ul>
<b>Fee reductions or waivers</b>	Jurisdictions may waive or offer reductions to impact and permit processing fees for projects that meet set affordability thresholds.	Offset the administrative cost of development review and approval	<ul style="list-style-type: none"> <li>Rather than waiving fees entirely, some jurisdictions allow payment on a deferred basis, allowing developers to make fee payments after securing long-term, lower-cost financing</li> <li>Can improve financial feasibility for developers</li> </ul>	<ul style="list-style-type: none"> <li>Waivers or reductions in fee revenue could undermine a town’s ability to cover municipal costs</li> <li>Requires careful monitoring to ensure there are no unintended negative effects on other programs.</li> <li>Municipal subsidies for water and sewer fees must be monitored closely and should only support projects with significant community housing benefit.</li> </ul>



<b>Incentive overlay district</b>	<p>Incentive overlay districts may allow developers a higher intensity of uses, site configuration, or other incentives on sites in a specified area in exchange for providing certain community benefits and advancing community goals</p>	<p>Valuable for directing new development and revitalization to key areas that 1) align with the community's vision for growth and 2) have the capacity to support a higher intensity of use without requiring costly infrastructure investments</p>	<ul style="list-style-type: none"> <li>• May include access to tax abatements, fee reductions or waivers, density bonuses, or other incentives. Can be structured as mandatory or allow developers to opt-in to access incentives.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited to a single geographic area.</li> <li>• Incentives should be carefully calculated to encourage new development.</li> <li>• Requires careful monitoring to ensure there are no unintended negative effects on other programs.</li> </ul>
<b>Community housing program</b>	<p>Formal program that gives affordable and workforce housing developers access to a menu of incentives such as deferred fees, density and height bonuses, and expedited review, for projects that meet zoning requirements, align with community vision, and meet affordability provisions</p>	<p>Encourage private market development of affordable units</p>	<ul style="list-style-type: none"> <li>• Unlike an overlay district, a community housing incentive program is not limited to a single geographic area.</li> <li>• Program structure may be tiered, so that the more affordability provisions a project has, the more incentives developers can leverage</li> </ul>	<ul style="list-style-type: none"> <li>• Requires local resources and capacity for administration.</li> </ul>
<b>Rural housing incentive district (RHID)</b>	<p>A RHID subsidizes the cost to developers by capturing a percentage (up to 100%) of the incremental increase in real property taxes in an area and reimburses those funds to the developer over a 25 year period.</p>	<p>Subsidize market development of new housing within city limits</p>	<ul style="list-style-type: none"> <li>• Permitted uses for RHID reimbursements may include: land acquisition; sanitary and storm sewers; street grading, paving, curbs, and gutters; sidewalks; and water mains and extensions.</li> </ul>	<ul style="list-style-type: none"> <li>• Waivers or reductions in fee revenue could undermine a town's ability to cover municipal costs</li> <li>• Requires careful monitoring to ensure there are no unintended negative effects on other programs</li> </ul>

<p><b>Update variance policy guidelines</b></p>	<p>Update variance policy guidelines in the zoning code to allow for certain variance approvals for projects that provide meaningful community benefit i.e. provision of affordable or workforce housing.</p>	<ul style="list-style-type: none"> <li>● Improve predictability and clarity in the development review process</li> <li>● Support the Planning Commission in considering projects that could provide meaningful community benefit in alignment with community vision, but that may not be feasible without a variance</li> </ul>	<ul style="list-style-type: none"> <li>● Provide guidance and support to town staff and the planning commission in decision-making</li> <li>● Improve feasibility of affordable and workforce housing projects</li> </ul>	<ul style="list-style-type: none"> <li>● Variances are administered on a case-by-case basis</li> <li>● Reviewing and granting variances can be administratively burdensome</li> </ul>
---	---	---	---	---

**Housing Action 6: Update the development code to allow accessory dwelling units (ADUs) in more districts.**

Tool	Description	Intent	Benefits	Challenges
<p><b>Amend residential and mixed-use zones to permit ADUs by-right</b></p>	<p>Make ADUs a permitted use in residential and mixed-use zone districts</p>	<p>Allow for greater housing diversity in terms of unit mix, size, bedroom configuration, and overall density to serve the full range of households in the Granby area.</p>	<ul style="list-style-type: none"> <li>● Can increase the diversity and supply of housing options</li> <li>● Rents are typically lower due to their size</li> <li>● They provide the homeowner with supplemental income</li> <li>● Improved land efficiency</li> </ul>	<ul style="list-style-type: none"> <li>● Property owners may face additional barriers, including financing options, unfamiliarity with permitting and development processes, site unsuitability, or simply lack of interest</li> <li>● ADU siting, dimensional, and design standards may need to be updated to ensure ADUs are responsive to and fit within each neighborhood context</li> </ul>
<p><b>Relax lot requirements to increase site eligibility for ADUs</b></p>	<p>Consider removing corner lot requirements and side-street and alley requirements from ADU district.</p>	<p>Allow for greater housing diversity in terms of unit mix, size, bedroom configuration, and overall density to serve the full range of households in the Granby area.</p>	<ul style="list-style-type: none"> <li>● The majority of residential units in town are single-family dwellings in subdivisions or suburban development patterns and do not have side-streets, alley access, and few “corner” units.</li> <li>● Increases the number, variety, and location of parcels that are eligible for ADU uses</li> </ul>	<ul style="list-style-type: none"> <li>● May receive opposition from homeowners in single-family neighborhoods regarding privacy, design, and parking concerns</li> <li>● For lots without fire truck access via an alley or side street, ADU building requirements should include installation of a sprinkler system.</li> </ul>

<b>ADU subsidy or assistance program</b>	Create a program to provide assistance to interested property owners with ADU design, development, permitting and financing. This could include access to discounted fees or furnishing parties with a selection of pre-approved plans for ADU development.	Mitigate non-physical barriers to ADU creation.	<ul style="list-style-type: none"> <li>• Subsidize costs associated with ADU development to mitigate financial burden</li> <li>• Empower private property owners to create new housing units</li> </ul>	<ul style="list-style-type: none"> <li>• Access to discounted fees or other subsidies should be predicated upon affordability or occupancy restrictions of the accessory unit, such as prohibiting the unit from being used as a STR.</li> </ul>
--	---	---	---	--

**Housing Action 7: Adopt a mixed-use zone district.**

Tool	Description	Intent	Benefits	Challenges
<b>Update land use code to include mixed-use district(s)</b>	The intent, goals, and regulations of Granby's mixed-use district(s) should be rooted in the community vision for future development as described in the Future Land Use Plan.	<ul style="list-style-type: none"> <li>• Improve livability, connectivity, quality of life, and economic resilience in town</li> <li>• Increase opportunities for the creation of new housing units</li> </ul>	<ul style="list-style-type: none"> <li>• Enhanced walkability compared to single use areas</li> <li>• Reduction in automobile dependence, vehicular traffic, and greenhouse gas emissions;</li> <li>• Improved access for residents and visitors to transit and amenities;</li> <li>• Increased opportunities for human connection and social interaction;</li> <li>• More tax-efficient than single-use development;</li> <li>• Sustainable and efficient delivery of municipal services at a lower cost.</li> </ul>	<ul style="list-style-type: none"> <li>• If the town chooses not to implement the mixed use district through a remapping process, applications for property rezoning would be reviewed on a case-by-case basis. Rezoning applications can take a significant amount of time and capacity from town staff and the planning commission.</li> <li>• Can result in a patchwork of zone districts that is administratively cumbersome and antithetical to the community vision established in the future land use plan</li> </ul>

<p><b>Map/rezone areas as mixed-use in alignment with the community vision and Future Land Use Plan</b></p>	<p>Implement the mixed use district through a town-wide remapping process. The updated zoning map must undergo review and approval by the planning commission prior to legislative adoption by the board of trustees</p>	<p>Implement goals in the Future Land Use Plan by rezoning multiple areas across the town to the mixed use district</p>	<ul style="list-style-type: none"> <li>• More efficient and manageable than reviewing rezoning applications on a case-by-case basis</li> <li>• Ensures zoning is applied uniformly across neighborhoods and contexts</li> </ul>	<ul style="list-style-type: none"> <li>• Remapping can create confusion and opposition among property owners. Community engagement, outreach, and education are critical for building public support</li> </ul>
---	--	---	---	---

# Preserve and Maintain Existing Housing Inventory

## Housing Action 8: Provide education on federal tax incentive programs for housing rehabilitation.

Tool	Description	Intent	Benefits	Challenges
<b>Connect residents to programs and funding for home maintenance &amp; preservation</b>	Provide information to residents and property owners about federal tax incentive programs and state and nonprofit resources available to help fund maintenance and rehabilitation efforts	Preserve and maintain existing market-rate and below-market housing supply	<ul style="list-style-type: none"> <li>• Preservation of existing deed-restricted housing to ensure previous public subsidies are retained and preserved for future generations</li> <li>• Reinvestment in existing housing assets through rehabilitation education and financing programs for property owners</li> <li>• Preservation of naturally occurring affordable housing (NOAH) by moving properties into deed-restricted programs.</li> </ul>	<ul style="list-style-type: none"> <li>• In many cases, financing and other resources must be accessed through and administered by a qualifying party, such as a local agency, nonprofit, or housing authority</li> </ul>

## Housing Action 9: Implement a rental licensing program.

Tool	Description	Intent	Benefits	Challenges
<b>Local rental licensing program</b>	Rental licensing programs establish minimum health and safety standards a landlord must comply with to be licensed to operate a rental housing unit in the municipality.	Ensure Granby's renter population has access to safe, healthy, and quality housing opportunities.	<ul style="list-style-type: none"> <li>• Increases rental property oversight and landlord accountability</li> <li>• Supports preservation and maintenance of existing housing supply</li> <li>• Improves health, safety, and quality of life for residents</li> </ul>	<ul style="list-style-type: none"> <li>• Programs require staff time and a strong property information system to monitor registrants and units.</li> <li>• Licensing is a regulatory tool. It must also be implemented through proactive efforts to register property owners within the system and enforcement.</li> <li>• Local property owners may oppose or challenge the adoption of a licensing program. Stakeholder outreach and education is important to build public support.</li> </ul>

# Grow Our Capacity to Act

## Housing Action 4: Partner with the Fraser River Valley Housing Partnership.

Tool	Description	Intent	Benefits	Challenges
<b>Housing Authority partnerships</b>	The Town of Granby joined the Fraser River Valley Housing Partnership (FRVHP) in 2022. The goal of this partnership is to support the creation of workforce housing for full-time residents in the Fraser Valley.	Coordinate with the regional housing authority on: <ul style="list-style-type: none"> <li>• Land banking</li> <li>• Education, outreach, funding, and programs for property rehabilitation and energy efficiency upgrades</li> <li>• Affordable housing development opportunities</li> <li>• Homebuyer education and down payment assistance programs</li> <li>• Qualification, oversight, and compliance for deed-restricted housing units</li> </ul>	<ul style="list-style-type: none"> <li>• Leverage funding sources and tax benefits that are exclusively available to housing authorities alongside local funding and resources</li> <li>• Improve the quality of assistance provided to residents while serving more households</li> <li>• Connect residents to other useful social services provided by public sector agencies</li> <li>• Enhance local capacity and reduce duplicative efforts at the regional level</li> </ul>	<ul style="list-style-type: none"> <li>• Effective partnerships require clear communication, willingness to collaborate, and commitment from both entities</li> <li>• IGA with housing authority may stipulate local funding commitments based on certain performance metrics</li> </ul>

## Housing Action 5: Pursue public funding to support local and regional housing initiatives.

Tool	Description	Intent	Benefits	Challenges
<b>Local dedicated funding</b>	Funds sourced and administered at a local level, typically through a variety of tax initiatives	Filling financing gaps and leveraging additional resources	<ul style="list-style-type: none"> <li>• Local funding commitments are key to accessing state and federal dollars</li> <li>• Powerful tool for filling financing gaps on a variety of projects and uses due to its flexibility</li> <li>• Local funds are not subject to the restrictions of federal and state subsidy programs</li> </ul>	Some initiatives, such as tax increases, may face political and community opposition,

**Housing Action 11: Align municipal services with population growth.**

Tool	Description	Intent	Benefits	Challenges
<p><b>Infill incentive district or program</b></p>	<p>An infill incentive program can offer certain incentives like reduced planning fees or development standards to property owners seeking to redevelop or improve vacant or underutilized lots that meet qualifying conditions.</p>	<p>Encourage sustainable, efficient development patterns and reinvestment in underutilized residential or industrial areas where infrastructure already exists</p>	<ul style="list-style-type: none"> <li>• Infrastructure costs are far less expensive with infill development as typically infill lots already have access to utilities</li> </ul>	<p>Applications for development within the Infill Incentive District must meet the conditions approved by the city and are subjected to a review process.</p>
<p><b>Build out analysis</b></p>	<p>A capacity or buildout analysis is used to estimate the potential, intensity, and location of future residential development that may be built in a geographic area, and the level of service capacity and infrastructure required to support projected future demand, based upon physical and regulatory constraints.</p>	<p>Evaluate the long-term implications of existing land use policy and development on infrastructure and municipal service demand</p>	<ul style="list-style-type: none"> <li>• Direct development and land use efficiently to reduce costs of municipal services</li> <li>• Ensure municipal service capabilities and public facilities are adequate to meet projected increases in demand and development</li> <li>• Makes budgeting for large infrastructure investments and capital improvements more predictable.</li> </ul>	<ul style="list-style-type: none"> <li>• Requires time, resources, and expertise to conduct capacity and infrastructure studies</li> </ul>

LU Action 6: Provide for open space areas outlined in the Future Land Use Plan.				
Tool	Description	Intent	Benefits	Challenges
<b>Transfer of Development Rights (TDR)</b>	A TDR allows private property owners in a “sending” zone to sell their development rights to a developer in a “receiving” area to increase their allowable density for projects.	Preserve open space and buffer areas called for in the Three Mile Plan and Future Land Use Plan.	<ul style="list-style-type: none"> <li>• A jurisdiction can leverage private development activity to secure conservation easements and redirect growth to more suitable areas with no or limited public funding.</li> <li>• TDRs may result in additional new housing units through increased density allowances.</li> <li>• These programs are well-suited to urban fringe and mountain resorts where land value is high and there is a need to preserve environmental assets and open space.</li> </ul>	<ul style="list-style-type: none"> <li>• TDR can be complex to implement and requires a comprehensive set of regulations and procedures to be effective.</li> <li>• The cost of transferring development rights can be high and may limit the effectiveness of TDR in generating revenue for public uses.</li> </ul>