

**Table of Recommendations**

Component	Recommendation	Rationale	Goals Achieved
<p>Affordable Housing Policies</p>	<p><u>Allow Affordable Housing Beyond the UGBs</u></p> <ul style="list-style-type: none"> <li>• Allow two, three, and four unit multifamily housing in rural Pitkin County, under the right context of zoning, hazard mitigation, and sufficient infrastructure.</li> <li>• Allow larger affordable housing density within the Hwy 82 corridor, if it meets the parameters below.</li> <li>• Parameters of larger density outside of UGBs               <ul style="list-style-type: none"> <li>○ Access to infrastructure (water and sewer)</li> <li>○ Low visibility/minimal visual impacts</li> <li>○ Close to transit and/or the main transportation corridor.</li> </ul> </li> <li>• Look at expansion opportunities of existing affordable housing developments that are outside the UGBs. These developments may have the capacity and infrastructure for additional density.</li> <li>• Redevelopment should meet all performance standards criteria.</li> <li>• Review to ensure language is not prohibitive to only be within the UGBs</li> </ul>	<ul style="list-style-type: none"> <li>• Current code restricts affordable housing only in the UGB. Affordable housing is critical to the goals of this Committee and may be appropriate in other areas. Actual details are beyond the scope of this Committee but are essential for climate, economy, and quality of life.</li> <li>• Affordable housing strengthens our community and is critical to maintaining the health and vibrancy of our valley's many small businesses, which are essential to a sustainable and resilient economy.</li> <li>• Bring all the tools that we can address the housing crisis, including regional and intergovernmental partnerships.</li> <li>• There is value in reimagining and expanding affordable housing solutions.</li> <li>• Incentivize municipalities, residents, and developers to invest in creative and community-beneficial options.</li> <li>• Pitkin County homeowners should be able to participate in the affordable housing program. There is a desire for some homeowners to create a rental unit on-site but do not have the means to build the unit.</li> </ul>	<p><b>Climate:</b></p> <ul style="list-style-type: none"> <li>☑ 90% reduction of GHG emissions by 2050</li> <li>☑ Residential NetZero by 2030 (1)</li> </ul> <p><b>Balanced Economy:</b></p> <ul style="list-style-type: none"> <li>☑ Workforce/housing imbalance (2)</li> <li>☑ Pacing of development (1)</li> </ul> <p><b>Community Character:</b></p> <ul style="list-style-type: none"> <li>☑ Rural/wild preservation (1)</li> <li>☑ Highway congestion/ rural traffic reduction (2)</li> </ul>