



2009 GUIDELINES ON HOUSING

Background

1. The economic growth in the Grand Valley area has spurred a demand for workforce housing that has outstripped supply, thus driving up costs of the existing housing. In addition, there is little diversity in the types of housing options currently available for residents and workers.
2. The predominant housing stock currently available consists of single family detached units. Rental vacancies have reached an unhealthy level of 1-3% further exasperating the ability of employers to attract workers from outside the community.
3. The Grand Junction Area Chamber of Commerce is a proponent of the free enterprise system and opposes undue intervention by the government.
4. The Chamber sees the need to balance the rights of private property owners and ability of the community to provide low and moderate income housing in order to spur economic growth and maintain a healthy environment.

The Chamber Supports:

1. Expansion of the housing opportunities available to community residents and workers.
2. Maintaining a focus on appropriate and affordable housing as a central component of community and economic development.
3. Collaborative efforts between the public and private sectors to address the current shortfall in attainable housing.
4. A fair and equitable system for incentivizing private sector activity to diversify housing options available in the community.

The Chamber Opposes:

1. Public sector competition with the private sector.