



COMMUNITY WORKSHOP: HOUSING & NEIGHBORHOODS

CITY OF MONTROSE





WELCOME!

What is a Comprehensive Plan?

Current Vision & Guiding Principles

Existing Conditions & Looking Forward

Get Involved!

COMPREHENSIVE PLAN



- A 20-year vision with a 10-year focus
- Community vision, values, and goals
- Guide physical growth & development
- Long-term plan for decision-making and implementation

POTENTIAL THEMES



Land Use & Growth



Housing



Transportation & Mobility



Parks, Trails & Open Space



Downtown



Recreation & Tourism



Economic Development



Implementation



Public Services & Facilities



Environment

ESTIMATED TIMELINE



1. Initial Assessment
Spring-Summer 2019

2. Vision, Goals & Issues
Summer-Fall 2019

3. Develop Framework
Fall 2019-Winter 2020

4. Draft Comprehensive Plan
Winter-Spring 2020

5. Adoption & Implementation
Summer-Fall 2020



CURRENT VISION & GUIDING PRINCIPLES

CURRENT VISION STATEMENT

“Montrose will be a community that **embraces diversity**; one that is sensitive to the **environment, grows smartly and efficiently** and provides economic, social and cultural **opportunities** for all citizens. It will be a City where the **downtown is thriving** and the local **economy is strong and balanced**. There will be extended **parks developed along the Uncompahgre River** and other waterways. It will be a place where the children of Montrose can return after college and find **meaningful careers** and the average person can **afford to buy a home**. It will be a place where the **transportation system is functional** and where **bicycles** can be used **for commuting**. Through these characteristics, Montrose will continue to be a pleasant place to live.”

GUIDING PRINCIPLES



1. **Plan Long-Range, Implement Consistently** in the Short-Term.
2. Strengthen Our Role as a Regional Center and **Attract Quality Jobs** to Sustain Us.
3. **Grow Efficiently.**
4. Develop **Convenient “Centers”.**
5. Provide a Broad Range of **Housing Choice.**
6. Protect, and Provide Access to, Important **Environmental Resources.**
7. Connect Roads and Be **Transit-Friendly.**
8. Provide Public Services and Facilities Necessary for **Health, Safety and Welfare.**



EXISTING CONDITIONS & LOOKING FORWARD

HOUSING & NEIGHBORHOODS



HOUSING TERMS

Affordable Housing - Spending no more than 30% of your income on your housing; provided by the private marketplace (developers, homebuilders, landlords)

Workforce Housing - Housing for occupations needed in every community (teachers, nurses, police officers, fire fighters)

Subsidized Housing - The cost of owning and operating the housing is not fully borne by the occupant. The owner, usually a public agency or non-profit agency, or a property developer with special tax incentives, pay the difference between what the occupant can afford, and what it actually costs to run the property.

Cost-Burdened Households, 2017

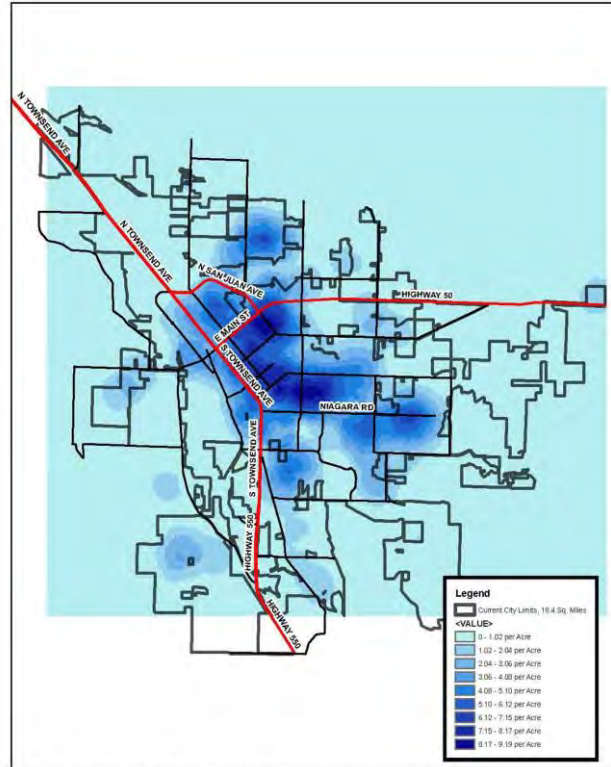
HOUSING AFFORDABILITY

Household Income	City of Montrose		Montrose County		Colorado	
	Owners	Renters	Owners	Renters	Owners	Renters
Less than \$20,000	11.5%	23.2%	9.5%	24.4%	5.3%	17.9%
\$20,000 to \$34,999	8.4%	10.2%	8.1%	11.7%	5.0%	15.4%
\$35,000 to \$49,999	3.7%	9.1%	3.7%	7.4%	4.6%	9.0%
\$50,000 to \$74,999	4.7%	1.0%	4.2%	0.7%	5.0%	5.2%
\$75,000 or more	2.0%	0.0%	1.9%	0.0%	3.3%	1.1%

City of Montrose
Median Household
Income (2017) =
\$42,930

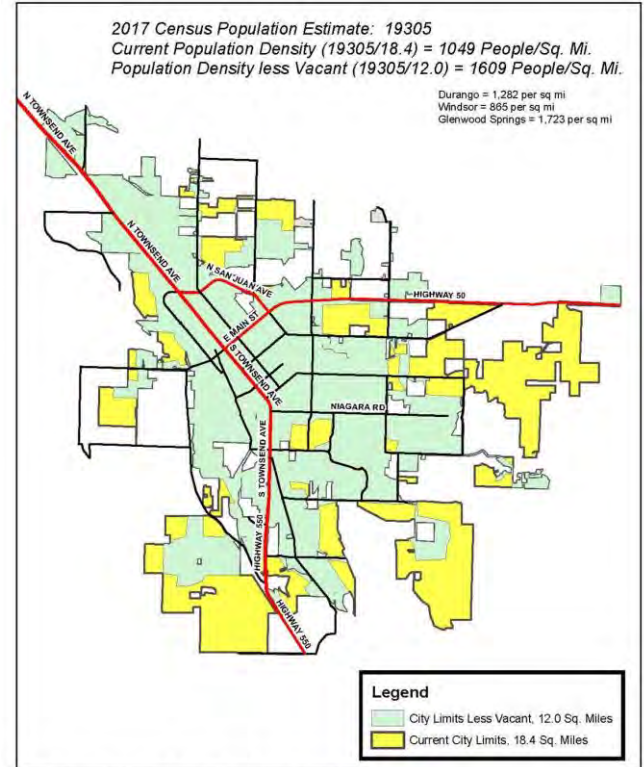
Source: U.S. Census Bureau, 2012-2016 American Community Survey

POPULATION DENSITY



Population Density per Acre

Date: 6/27/2019

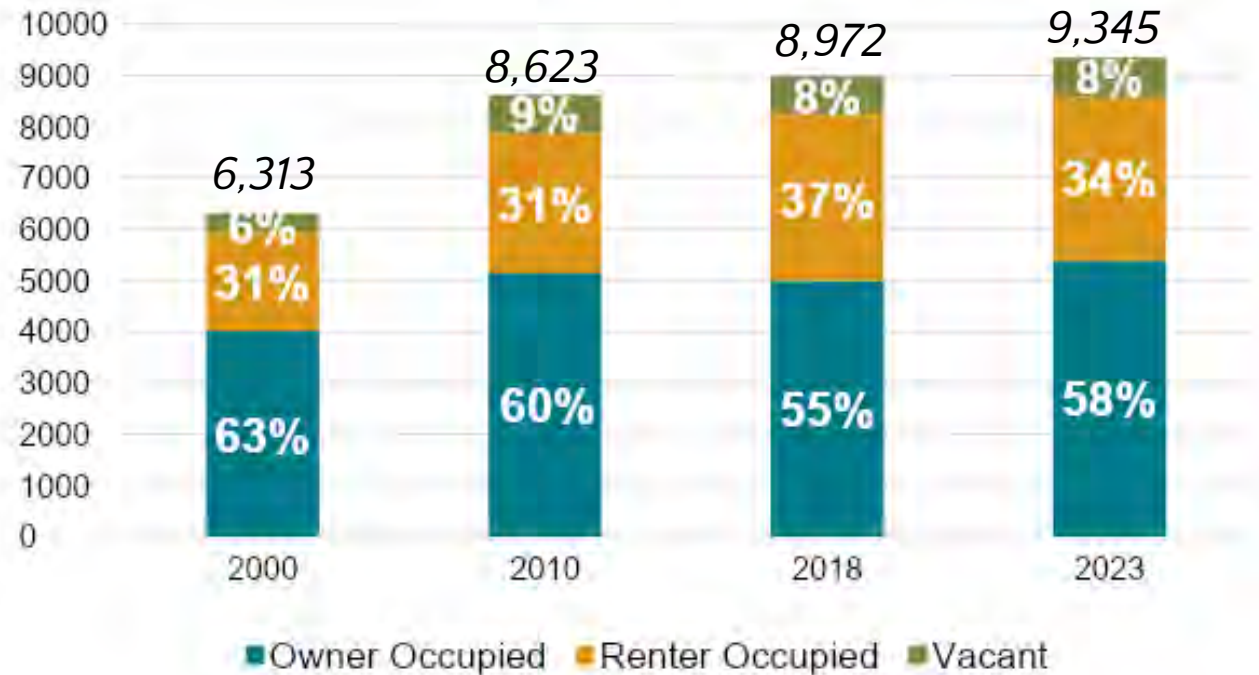


Population Density Comparison

Date: 6/20/2019

HOUSING UNITS & TENURE

Total Housing Units & Tenure *City of Montrose*



Source: ACS Housing Summary, ESRI Business Analyst



PUBLIC SAFETY

Blaine Hall, Chief of Police

KEYPAD POLLING



TurningPoint

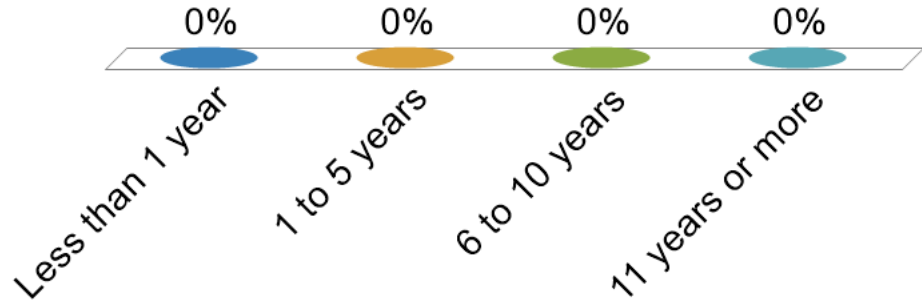
THE LCD SCREEN

- When transmitting a response, this symbol appears.
- Your answer will flash briefly after you provide a response.
- You may change your vote while poll is open.
- We will let you know when polling is open & closed for each question.



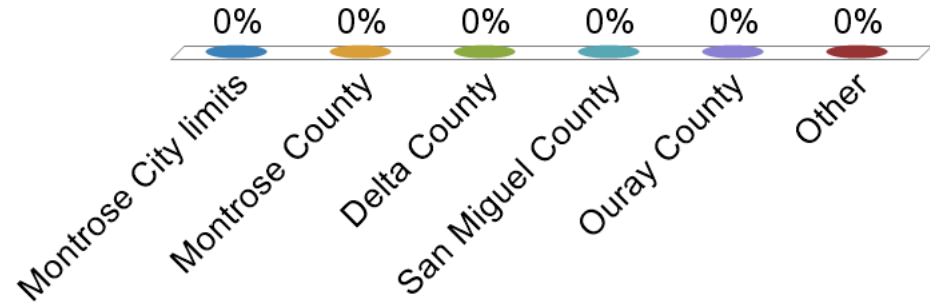
How long have you lived in the Montrose area?

- A. Less than 1 year
- B. 1 to 5 years
- C. 6 to 10 years
- D. 11 years or more



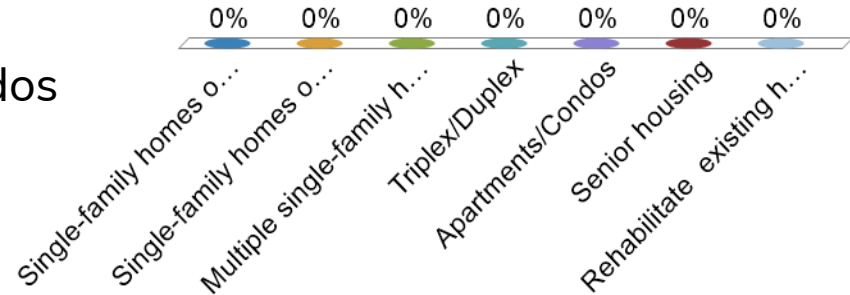
Where do you live?

- A. Montrose City limits
- B. Montrose County
- C. Delta County
- D. San Miguel County
- E. Ouray County
- F. Other



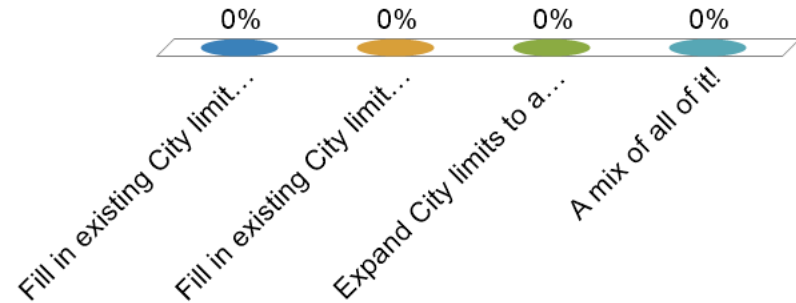
What is your first choice for the type of housing that we should focus on attracting in the future?

- A. Single-family homes on large lots
- B. Single-family homes on small lots
- C. Multiple single-family homes on small lots
- D. Triplex/Duplex
- E. Apartments/Condos
- F. Senior housing
- G. Rehabilitate existing housing



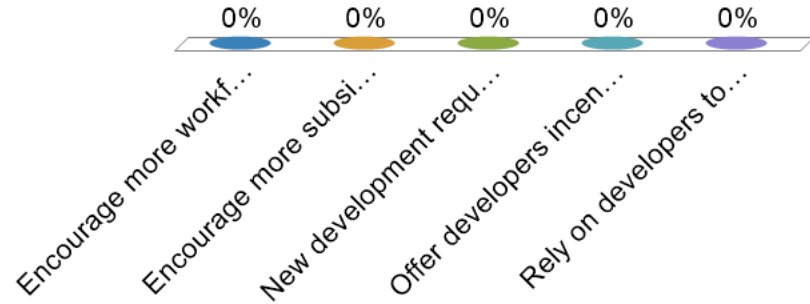
Should we strive to maintain a lower density or work towards increasing our housing density?

- A. Fill in existing City limits footprint with new, high density housing
- B. Fill in existing City limits footprint with new, low-density housing
- C. Expand City limits to accommodate new housing
- D. A mix of all of it!



Which of the following do you support most to increase the number of affordable housing units?

- A. Encourage more workforce housing
- B. Encourage more subsidized housing
- C. New development required to include some % of affordable housing
- D. Offer developers incentives to build affordable housing
- E. Rely on developers to build what they can sell





SMALL GROUP DISCUSSIONS

SMALL GROUPS

BLUE: STRENGTHS

What's working in Montrose?

YELLOW: CHANGES

What should be changed?

ORANGE: OPPORTUNITIES

Where is a new solution or opportunity needed?

LARGE GROUP DISCUSSION

Highlight 1 strength, 1 change & 1 opportunity

CONNECT WITH US

GET INVOLVED!

- Attend Community Meetings
- Online Surveys
- Interactive Maps *(coming soon)*
- Social Media

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 CityofMontrose.org/CompPlan

/CompPlan

#MontroseCO

#CompPlan



envision **2040**
MONTROSE
COMPREHENSIVE PLAN 