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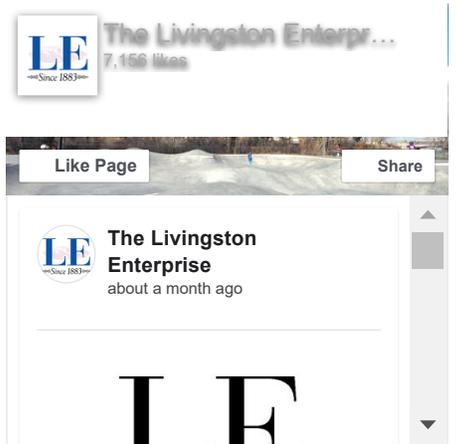
### Groups collaborate on affordable housing strategies

By Jason Baaj – Enterprise Staff Writer

Thursday, November 18, 2021

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#### *Action Plan lays out potential strategies to create and retain more affordable housing*

A collaborative effort between two Park County housing groups has yielded a draft Housing Action Plan that lays out tools to preserve affordable housing in the county and a five-year timeline for accomplishing that goal.

The draft HAP was led by the Park County Housing Coalition, a resident and stakeholder group created in 2020, which worked with the Park County Housing Working Group to identify potential tools to maintain and create affordable housing in the area. The draft HAP is available online at [thehrdc.org/projects/park-county-housing-coalition-and-park-county-housing-action-plan](http://thehrdc.org/projects/park-county-housing-coalition-and-park-county-housing-action-plan).



The draft HAP is a follow-up to the 2021 Park County Housing Needs Assessment released last week by the Park County Community Foundation and the Human Resource Development Council of District IX.

That assessment found, among other things, that there are 2,433 single-person households in Park County and only 1,469 available one-bedroom or studio apartments. And the average rent in the county is about \$1,500 – unaffordable for 70% of renter households in the county.

It also found that single-family median home sales prices rose by more than 50% between December 2019 and June 2021, from \$282,753 to \$425,250.

The assessment also outlined the challenges to adding more affordable housing options in the county. Specifically, there’s a dearth of available land, and state regulations prevent local governments from instituting rent control or taxes for luxury, second home and real estate transfers.

The draft HAP takes a step further and identifies 12 possible tools that the Park County Housing Working Group thinks could help alleviate the housing crunch.

Those tools are: low-income housing tax credit, community land trust, resident-owned community program, density bonus, accessory dwelling units, down payment assistance, employer assisted housing, rehabilitation loans and grants, short-term rental regulation, land banking, general zoning reform and flexible development standards, and a coordinated entry system.

The goal for the draft HAP is to figure out clear goals and strategies to “create and preserve homes affordable to Park County residents,” the draft states.

People can give feedback on the HAP through early next year, when the PCCF and HRDC will begin to adopt and implement the plan, the draft states.

The Park County Environmental Council is hosting two upcoming virtual events, on Dec. 1 and Dec. 8, to review the HAP. Events with the Livingston Area Chamber of Commerce and community partners in Gardiner are expected to be announced in the future, according to the HRDC website.

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