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## Information Sheet: Workforce Housing Linkage Fee

In 2006, the Gunnison County Board of Commissioners adopted a “workforce housing linkage fee” for all new residential, commercial and industrial construction. The fees were adopted to fund “Workforce Housing,” providing residences for people who earn their living in Gunnison County in professional or service capacities (i.e., health care service providers, waiters, janitors, teachers, small business owners, and mechanics).

Gunnison County also calls workforce housing “Essential Housing,” because these employees are essential to the wellbeing of the community and it is critical that the county has reasonably-priced housing available for them. In an economy that continues to see high real estate costs, it has become impossible for many workers to continue to live in and around Crested Butte and Mt. Crested Butte. Even in other parts of the county, housing costs are rising and housing availability for low and moderate income workers has been limited

Funding this workforce housing through linkage fees is part of an overall housing program to ensure that the community is able to keep its service and professional employees by providing rental and homeownership opportunities for people who are employed in Gunnison County whose annual incomes do not exceed 120 percent of the area median income established by the U.S. Department of Housing. The fees are deposited into the Gunnison County Housing Fee Fund, administered by the Gunnison County Board of Commissioners.

### **What is a “Workforce Housing Linkage Fee” and why has it been added to Building Permit fees?**

Studies conducted over the past 15 years in Gunnison County have shown that development results in new jobs, and those additional jobs often create the need for additional housing, including housing affordable to working residents (the “workforce”) who earn low or moderate incomes. The fee has been added to Building Permit fees because new construction creates the new jobs that create the need for new affordable housing. The fee is used to help produce that affordable housing.

### **Who pays the fee?**

The fee is added to the fee collected for a Building Permit for new construction, or for an addition that is larger than 500 square feet, for any commercial, industrial or residential building in Gunnison County outside the City of Gunnison and towns of Crested Butte, Mt. Crested Butte, Marble and Pitkin.

### **When is the fee paid?**

For most construction, the fee is paid as part of the Building Permit fee. However, the fee for residences smaller than 2,000 square feet that cost less than \$150 per square foot to construct may be deferred and paid when a Certificate of Occupancy is issued when construction is completed. A lien may be placed on

the property for the amount of the fee and released when the fee is paid and Certificate of Occupancy issued.

How much is the fee?

Residential fees for the County are charged only on wholly new residences, or on the square footage of additions to existing residences. Fees are based on square footages of a building, measured as required by the building codes adopted by the County.

EFFECTIVE MARCH 1, 2011

RESIDENTIAL LINKAGE FEES FOR NEW RESIDENCES AND ADDITIONS

TOTAL SQUARE FOOTAGE OF RESIDENCE	MITIGATION RATE	UNITS REQUIRED	FEE
500-599	5%	0.00319151	\$356.04
600-699	5%	0.00328871	\$366.88
700-799	5%	0.00338886	\$378.06
800-899	5%	0.00349207	\$389.57
900-999	5%	0.00359842	\$401.44
1,000-1,099	5%	0.003708	\$413.66
1,100-1,199	5%	0.00382093	\$426.26
1,200-1,299	5%	0.00393729	\$439.24
1,300-1,399	5%	0.0040572	\$452.62
1,400-1,499	5%	0.00418076	\$466.40
1,500-1,599	5%	0.00430809	\$480.61
1,600-1,699	5%	0.00443929	\$495.24
1,700-1,799	5%	0.00457448	\$510.32
1,800-1,899	5%	0.0047138	\$525.87
1,900-1,999	5%	0.00485735	\$541.88
2,000-2,099	6.67%	0.00667371	\$744.51
2,100-2,199	8.33%	0.00859619	\$958.98
2,200-2,299	10%	0.01062958	\$1,185.83
2,300-2,399	11.17%	0.01277885	\$1,425.60
2,400-2,499	13.3%	0.01504918	\$1,678.87
2,500-2,599	15%	0.01744593	\$1,946.25
2,600-2,699	16.67%	0.01997471	\$2,228.36
2,700-2,799	18.33%	0.02264133	\$2,525.84
2,800-2,899	20%	0.02545185	\$2,839.38
2,900-2,999	21.67%	0.02841255	\$3,169.68
3,000-3,099	23.33%	0.03152998	\$3,517.45
3,100-3,199	25%	0.03481094	\$3,883.47
3,200-3,299	26.67%	0.0382625	\$4,268.53
3,300-3,399	28.33%	0.041892	\$4,673.43
3,400-3,499	30%	0.04570709	\$5,099.04
3,500-3,599	31.67%	0.04971569	\$5,546.23
3,600-3,699	33.33%	0.05392606	\$6,015.94
3,700-3,799	35%	0.05834677	\$6,509.11
3,800-3,899	36.67%	0.06298673	\$7,026.74
3,900-3,999	38.33%	0.06785519	\$7,569.86
4,000-4,099	40%	0.07296176	\$8,139.54
4,100-4,199	40%	0.07518378	\$8,387.43
4,200-4,299	40%	0.07747346	\$8,642.86
4,300-4,399	40%	0.07983288	\$8,906.08
4,400-4,499	40%	0.08226415	\$9,177.31
4,500-4,599	40%	0.08476947	\$9,456.80
4,600-4,699	40%	0.08735109	\$9,744.80

4,700-4,799	40%	0.09001132	\$10,041.57
4,800-4,899	40%	0.09275258	\$10,347.38
4,900-4,999	40%	0.09557731	\$10,662.51
5,000-5,099	40%	0.09848807	\$10,987.23
5,100-5,199	40%	0.10148748	\$11,321.84
5,200-5,299	40%	0.10457824	\$11,666.64
5,300-5,399	40%	0.10776312	\$12,021.95
5,400-5,499	40%	0.11104499	\$12,388.07
<b>TOTAL SQUARE FOOTAGE OF RESIDENCE</b>			
	<b>MITIGATION RATE</b>	<b>UNITS REQUIRED</b>	<b>FEE</b>
5,500-5,599	40%	0.11442682	\$12,765.34
5,600-5,699	40%	0.11791163	\$13,154.10
5,700-5,799	40%	0.12150258	\$13,554.71
5,800-5,899	40%	0.12520288	\$13,967.51
5,900-5,999	40%	0.12901588	\$14,392.88
6,000-6,099	40%	0.13294499	\$14,831.21
6,100-6,199	40%	0.13699377	\$15,282.89
6,200-6,299	40%	0.14116585	\$15,748.32
6,300-6,399	40%	0.14546499	\$16,227.93
6,400-6,499	40%	0.14989506	\$16,722.14
6,500-6,599	40%	0.15446005	\$17,231.41
6,600-6,699	40%	0.15916406	\$17,756.18
6,700-6,799	40%	0.16401132	\$18,296.94
6,800-6,899	40%	0.16900621	\$18,854.16
6,900-6,999	40%	0.17415322	\$19,428.36
7,000-7,099	40%	0.17945697	\$20,020.04
7,100-7,199	40%	0.18492225	\$20,629.74
7,200-7,299	40%	0.19055397	\$21,258.01
7,300-7,399	40%	0.1963572	\$21,905.41
7,400-7,499	40%	0.20233717	\$22,572.53
7,500-7,599	40%	0.20849926	\$23,259.97
7,600-7,699	40%	0.214849	\$23,968.34
7,700-7,799	40%	0.22139213	\$24,698.28
7,800-7,899	40%	0.22813452	\$25,450.46
7,900-7,999	40%	0.23508225	\$26,225.54
8,000-8,099	40%	0.24224157	\$27,024.23
8,100-8,199	40%	0.24961893	\$27,847.24
8,200-8,299	40%	0.25722096	\$28,695.31
8,300-8,399	40%	0.2650545	\$29,569.22
8,400-8,499	40%	0.27312661	\$30,469.73
8,500-8,599	40%	0.28144456	\$31,397.67
8,600-8,699	40%	0.29001582	\$32,353.87
8,700-8,799	40%	0.29884812	\$33,339.20
8,800-8,899	40%	0.3079494	\$34,354.53
8,900-8,999	40%	0.31732785	\$35,400.78
9,000-9,099	40%	0.32699192	\$36,478.89

9,100-9,199	40%	0.33695031	\$37,589.84
9,200-9,299	40%	0.34721197	\$38,734.62
9,300-9,399	40%	0.35778615	\$39,914.27
9,400-9,499	40%	0.36868236	\$41,129.84
9,500-9,599	40%	0.37991041	\$42,382.43
9,600-9,699	40%	0.39148041	\$43,673.16
9,700-9,799	40%	0.40340276	\$45,003.21
9,800-9,899	40%	0.4156882	\$46,373.76
9,900-9,999	40%	0.42834779	\$47,786.05

**COMMERCIAL AND INDUSTRIAL LINKAGE FEES:**

(EFFECTIVE APRIL 15, 2008)

COMMERCIAL AND INDUSTRIAL LINKAGE FEES:				
JOB GENERATION PER 1,000 SQ FT	EMPLOYEE GENERATION PER 1,000 SQ FT	HOUSEHOLD GENERATION PER 1,000 SQ FT	UNITS REQUIRED PER 1,000 SQ FT	FEE PER 1,000 SQ FT
2.9	2.64	1.65	0.0175	\$1,785

- Notwithstanding any other provision of this Division, if the construction costs as defined in the **applicable building code** as adopted and amended by Gunnison County are less than \$150 per square foot for these residences, the Workforce Housing Fee shall be collected when the Certificate of Occupancy is issued.
- Calculation for multiple-family residences:** Residential Linkage Fees for multiple-family residences shall be calculated by dividing the gross square footage of the multiple-family structure by the total number of units in it.
- Calculation for additions to existing residences:** The Residential Linkage Fee is charged against the square footage of only the addition.
- Square footage measurement:** Square footage shall be measured as required by the applicable building code adopted and amended by Gunnison County.

**Is anything exempt from the fee?**

Six types of structures are exempt:

- Homes for households earning less than 120 percent of the Area Median Income.
- Residences that are deed-restricted to households qualified by the Gunnison County Housing Authority (GCHA).
- Reconstruction of a pre-existing structure so long as the reconstruction is no more than 500 square feet larger than the original structure.
- The addition of 500 square feet or less to an existing structure.
- Integrated secondary residence that is deed-restricted for residents who earn less than 120 percent of the Area Median Income.
- Mobile homes, if they are deed-restricted for residents who earn less than 120 percent of the Area Median Income.

7. The Crawlspace exemption: Any area below the first floor as long as the area's openings are limited to,
  - a) Those used for ventilation; each of which is no larger than two square feet
  - b) One exterior and one interior mechanical access, each no larger than 48" H X 48" W.

**How will the money be used?**

The funds will be used to buy land, install infrastructure and build new essential housing, rehabilitate and preserve older homes for essential housing, support for first-time homebuyer programs, provide for some administration expenses, and assist with financing essential housing developments for private and non-profit developers.

**Why should more homes, especially at affordable sales prices or rental rates, be built?**

For many years, Gunnison County has had fewer affordable homes than needed for low and moderate income families. The problem is worsening because development of affordable housing is not keeping up with job growth, and land prices and building costs are escalating so fast that purchasing a modest home is no longer possible for most residents. There is an urgent need for actual affordable housing units for sale or rent, and for land on which to build them.

**What is the Gunnison County Housing Fee Fund?**

As linkage fees are collected by the county, they are deposited into the fund, which the Gunnison County Board of Commissioners manages. This is a restricted fund that can be used only for essential housing. GCHA and its Advisory Board will solicit proposals from private, public, and nonprofit developers for projects that will create new or preserve existing essential housing, leveraging fee fund dollars with public and private investment dollars. Annually, the GCHA and its Advisory Board will issue reports on how much money was collected and how it was used.

**Where to go for help?**

For an estimate of the Workforce Housing Linkage Fee for a specific project, or for questions about the Essential Housing section of the *Gunnison County Land Use Resolution* contact the Gunnison County Community Development Department, (970) 641-0360, upstairs in the Blackstock Government Center, 221 N. Wisconsin, Ste. D in Gunnison.

- For help in determining if your household and your construction project may be exempt because of the level of your income, contact the Gunnison County Community Development Department, 221 N Wisconsin St, Ste D, Gunnison, Co. 81230. (970) 641-0320.
- If you would like to talk with a County Commissioner about the Board's position on the need for the County to be involved in a housing program in general, or about this fee in particular, contact the Gunnison County Administration Office, (970) 641-0248.