



2023

# WORKFORCE Housing Report



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# About this Report

The availability of affordable workforce housing is essential to the resiliency and quality of life for any community. The Northwest Colorado Council of Governments (NWCCOG) partnered with the Colorado Association of Ski Towns (CAST) to produce this Workforce Housing Report in an effort to provide our member communities, as well as communities outside of the NWCCOG/CAST region which face similar challenges, with tools, strategies, best practices, and innovative ideas to increase the supply of affordable workforce housing.

This report is not intended to be all-inclusive, rather it highlights projects, initiatives, and efforts currently being pursued by towns and counties in NWCCOG and CAST communities. Readers are encouraged to seek out more information that may not be represented in this report by reaching out to the contacts for each jurisdiction, visiting their website and reading newspaper articles, studies and reports for which links are provided in this report. This report is an update to the 2019 Regional Workforce Housing Report. Great strides have been made to implement solutions to the workforce housing crisis in the NWCCOG and CAST communities in the four years since the first report was published, and this report will highlight those successes.

The affordable housing crisis in NWCCOG and CAST communities is a complex issue. Solutions will require the involvement and cooperation of multiple stakeholders, including government, developers, employers, and community members, as this report will demonstrate.

## METHODOLOGY

The information for this report came from soliciting NWCCOG and CAST member communities for information, research conducted by the authors from websites, newspaper articles, and google searches, as well as housing statistics from the U.S. Census Bureau, American Community Survey; data on tools matrix, cost matrix, STR matrix based on input from NWCCOG and CAST member communities.

All NWCCOG and CAST communities were invited to be part of this report. Not included in this report are: Blue River, Granby, Grand Lake, Red Cliff, Walden, Hot Sulphur Springs, Montezuma, Mono County, CA.

## ABOUT NWCCOG

Northwest Colorado Council of Governments (NWCCOG) is a voluntary association of county and municipal governments that believes in the benefits of working together on a regional basis. NWCCOG serves 30 member jurisdictions in a 6-county region of northwest Colorado.

## ABOUT CAST

Mountain resort communities face unique challenges in providing municipal services to residents and visitors. That's why CAST was formed. It allows members to share the diverse benefits of knowledge, experience & leadership through meetings, conferences, surveys and other informational venues. CAST members use the power of the coalition to seek support for legislation that will benefit and sustain mountain communities.

## AUTHORS

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- Margaret Bowes | Executive Director | Colorado Association of Ski Towns



# Executive Summary

## HIGHLIGHTS

NWCCOG and CAST local governments have sprinted ahead in the affordable housing game since 2019. The **Individual Community Summary** section of this report provides thumbnails of the hundreds of projects and initiatives completed or underway since that year's report by the combined 41 member communities. Taking B-roll photos across three counties revealed the many rental and for-sale affordable housing under construction and coming to market. In **The Numbers** section contains easy reference tables with construction costs and side bar data on each individual page side-by-side. The full CAST STR matrix was too large to publish here, so instead the report highlights how eight communities are regulating STRs. More links in the **Tools and Resources Section** attest to the many recent housing needs assessments, housing plans and news coverage of progress. An **Issues Papers** section highlights key policy tools for which NWCCOG and CAST community advocate for, such as ADUs, Construction Defects Reform and Real Estate Transfer Revenue. We know our members and state leaders will find this document useful in showing what already works, and enlighten conversations about the most foundational topic in our mountain resort economies today: the shortage of affordable housing.

Regional housing authorities, counties and municipalities play an active role in affordable housing. Places they represent are exposed to many risks including a stifled economy that is hemorrhaging critical workers alongside a deteriorating quality of life for residents and visitors alike. The problem is national. This fall, Fortune reports (Oct 9, 2023) that "the U.S. housing market has gotten so expensive that income would have to jump 55% to make housing 'affordable.'" The article by Sydney Lake alternately offers "or housing prices could fall by 35%," neither of which are likely. The cumulative impact of rising mortgage rates, lack of housing stock, lack of construction workers, and the pandemic boom cycle widened a chronic affordability gap considerably. We learned from the *Mountain Migration Report* published in 2021 that 70% of newcomers and a greater percentage of part-time residents to the high country arrived job-attached with wages averaging over \$150,000/year while 60% of full-time residents most of whose earnings are tied to the local economy earn notably less than that amount per year. The wave of newcomers never receded, blurring lines between what were two distinct markets. This influx of wealth in a housing-scarce environment, land-locked by geography (and beautiful public lands) drives rents and home prices far beyond attainability of average workers. In other words, the marketplace for attainable housing is broken, and the only way most workers whose wages are tied to the local economy can step into the housing marketplace (even to rent) is with some combination of a hand-up from government-subsidized housing, down-payment assistance and market regulation. Fortunately, this report shows how much is being done. The challenge remains to find the next policy innovations.

“ The U.S. housing market has gotten so expensive that income would have to jump 55% to make housing 'affordable.' ”

– Forbes

## STATE & LOCAL POLICY CHANGES TO ADDRESS AFFORDABLE HOUSING SINCE 2019 REPORT

**HB 22-1117:** Use of Local Lodging Tax Revenue - Many local governments took advantage of HB 22-1117, the Use Of Local Lodging Tax Revenue bill which was passed in March 2022. It permitted the reallocation of revenue from the marketing and promotion tax in local marketing districts and lodging tax in counties to fund housing and child care for tourism-related workforces, with local voter approval. Measures put on the ballot in 2022 are listed on page 75.

**Proposition 123:** This proposition, approved by Colorado voters in November 2022, dedicates a percentage of Colorado state income tax revenue to affordable housing issues, including through first-homebuyer assistance and financing for low- and middle-income multifamily rental units. Additionally, the bill de-TABORs this funding to ensure a consistent stream of resources. Since it is based on income tax collection, the funding is coming from taxes already paid and does not increase taxes or create new taxes. Local governments have the option to take advantage of this funding by committing to increasing affordable housing in their jurisdiction by three percent annually and fast tracking the approval process for affordable housing projects. The measure specifically defines that the dedicated funds could be used for the following purposes: preserving land for affordable housing development; assistance for the development of affordable, multi-family rental housing; Equity investments in affordable housing projects, including specifically a program to share home equity with tenants; Homeownership programs and down-payment assistance for first-time homebuyers; a program to address homelessness through rental assistance and eviction defense; grants to increase the capacity of local government planning departments. More information is available at <https://engagedola.org/prop-123>.

**SB23-001:** SB23-001 will authorize the public-private partnership office to identify underutilized state lands for housing. Governor Polis signed the bill on state-owned land near the Colorado Department of Transportation and the Colorado State Patrol's Eagle County operations building in Dowd Junction. Polis said it was a good location for the signing of SB23-001 because the bill will allow for the creation of 80 new housing units on the site.

### **U.S. Forest Service Flexible Housing Partnerships Act of 2023:**

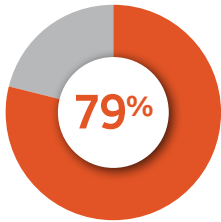
With leadership from White River National Forest Supervisor Scott Fitzwilliams, Section 8623 of the 2018 Farm Bill expands the leasing authority of the Forest Service Facilities Enhancement and Realignment Act of 2005 (FSFREA) to include the authority to lease administrative sites for a variety of purposes, including housing. Section 8623 includes two important distinctions: First, it requires the Forest Service to offer a right-of-first refusal for a lease to the local governmental entity where the administrative site is located. Secondly, it allows the Forest Service to accept non-cash (in-kind) consideration for a lease instead of or in addition to cash payment. Projects utilizing this tool are mentioned on pages 32 and 63.

“ Significant progress has been made to address the workforce housing problem in NWCCOG and CAST communities over the last four years. ”

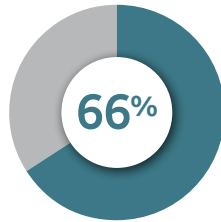
– Jon Stavney, NWCCOG

# Highlights

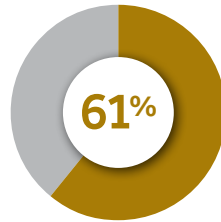
## COMMUNITIES WITH THE TOP % OF VACANT SEASONAL UNITS



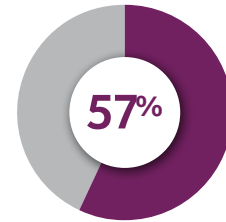
Winter Park, CO



Breckenridge, CO



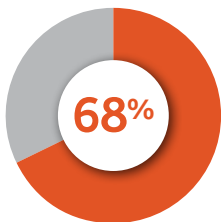
Dillon, CO



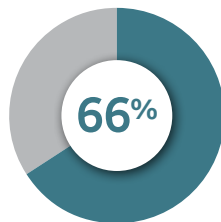
Summit County, CO

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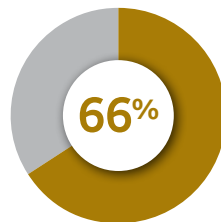
## COMMUNITIES WITH THE HIGHEST % OWNER-OCCUPIED UNITS



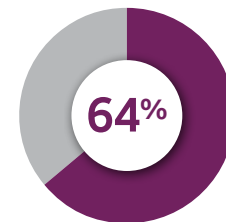
Eagle, CO



Hayden, CO



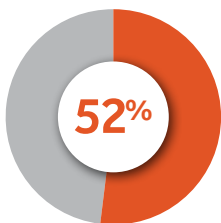
Kremmling, CO



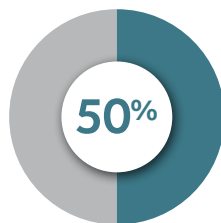
Leadville, CO

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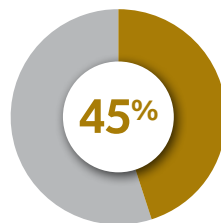
## COMMUNITIES WITH THE MOST RENTER OCCUPIED UNITS



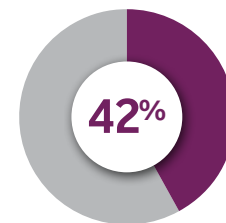
Gunnison, CO



Jackson, WY



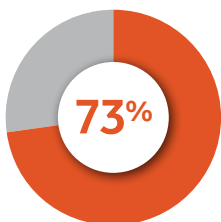
Moab, UT



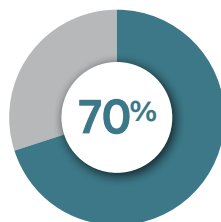
Glenwood Springs, CO

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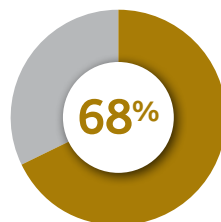
## COMMUNITIES WITH THE HIGHEST % DEED RESTRICTED UNITS



Breckenridge, CO



Aspen, CO



Mtn Village, CO

## OUT OF THE 43 COMMUNITIES...

**21** spend General Funds for housing.



**27** regulate STRs, **4** are considering.



**13** fast track Processing (self defined).



## SAMPLE COSTS TO CONSTRUCT WORKFORCE HOUSING

Recent average cost:

Summit County | **\$407,643**  
per unit

Eagle County | **\$600,000**  
per unit



Per square foot costs in Frisco:



One Bedroom | **\$556**  
per sq. ft.

Two Bedroom | **\$647**  
per sq. ft.



# Highlights (continued)

## Breckenridge

Will add 924 more units  
in next 6 years,  
300 currently under  
construction

*(See pg 28)*



## Durango

Purchased Best Western,  
renovating for \$35M for 120  
apartments utilizing both  
existing rooms and vacant  
land on the property.

*(See page 33)*



**NOTEWORTHY**



## Ouray

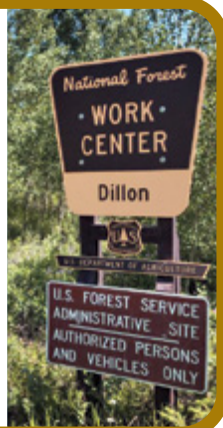
Business owners  
buy hotel.  
A private  
solution to a  
public problem.

*(See page 54)*

## Summit County

is working with the  
U.S. Forest Service  
to build workforce  
housing.

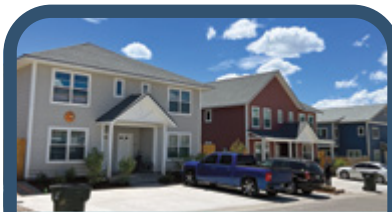
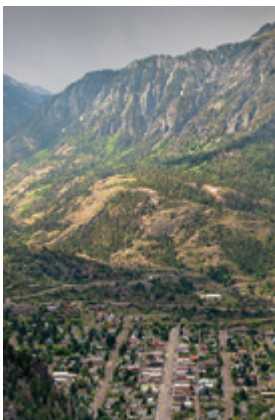
*(See page 63)*



## Jackson, WY

New 2:1 workforce  
housing density  
bonus tool has 178  
units in the pipeline.

*(See page 45)*



## Gypsum

Has waived tap fees  
on ADU units.

*(See pg 43)*

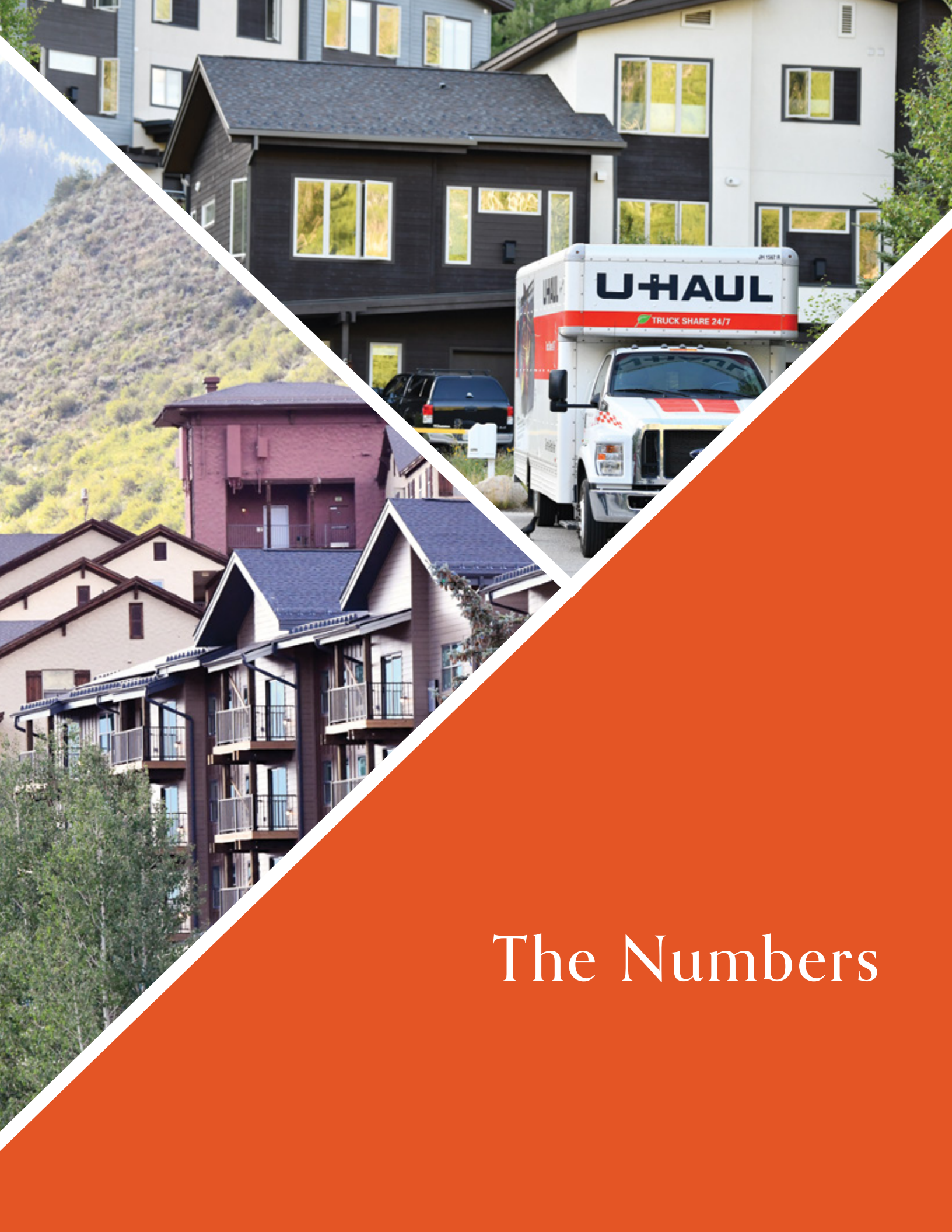
## Leadville & Lake County

Create a new Regional  
Housing Authority.

*(See pg 48)*







# The Numbers

# Housing Classification & Usage

Location	Total Housing Units	Deed Restricted Units**		Owner Occupied Units		Renter Occupied Units	
		#	%	#	%	#	%
Aspen, CO	5,872	2,303	70%	1,966	33%	1,312	22%
Avon, CO	4,055	634	28%	1,104	27%	1,170	29%
Basalt, CO	2,288	269	16%	1,163	51%	559	24%
Breckenridge, CO	7,438	1,266	73%	1,010	14%	736	10%
Carbondale, CO	2,858			1,553	54%	1,080	38%
Chaffee County, CO	10,804			6,155	57%	2,384	22%
Crested Butte, CO	1,171	313	46%	388	33%	298	25%
Dillon, CO	1,266	64	15%	244	19%	197	16%
Durango, CO	9,174	579	7%	4,492	49%	3,367	37%
Eagle County, CO	32,611			13,884	43%	5,627	17%
Eagle, CO	2,365			1,619	68%	598	25%
Estes Park, CO	4,562	169	5%	1,927	42%	1,196	26%
Fraser, CO	1,162			168	14%	273	23%
Frisco, CO	3,537	184	15%	742	21%	485	14%
Glenwood Springs, CO	4,258	72	2%	1,973	46%	1,789	42%
Granby, CO	1,770			672	38%	272	15%
Grand County, CO	16,591			4,199	25%	1,642	10%
Gunnison County, CO	12,006			4,534	38%	2,566	21%
Gunnison, CO	2,790			1,040	37%	1,462	52%
Gypsum, CO	2,621			1,672	64%	724	28%
Hayden, CO	880			582	66%	208	24%
Jackson, WY	5,058	1,550	36%	1,771	35%	2,546	50%
Ketchum, ID	3,835			1,109	29%	458	12%
Kremmling, CO	626			416	66%	127	20%
Leadville, CO	1,377			876	64%	246	18%
Mammoth Lakes, CA	9,642	220	7%	1,678	17%	1,394	14%
Minturn, CO	522			223	43%	142	27%
Moab, UT	2,592			1,196	46%	1,168	45%
Mountain Village, CO	1,764	538	68%	271	15%	520	29%
Mt. Crested Butte, CO	1,658	77	17%	303	18%	146	9%
Ouray, CO	754			306	41%	119	16%
Pagosa Springs, CO	907	72	12%	237	26%	381	42%
Park City, UT	8,585	651	23%	2,032	24%	795	9%
Pitkin County, CO	13,261			4,919	37%	2,283	17%
Routt County, CO	16,492			7,694	47%	2,400	15%
Salida, CO	2,990			1,661	56%	915	31%
Silverthorne, CO	2,582	568	32%	1,352	52%	440	17%
Snowmass Village, CO	3,509	187	12%	1,090	31%	413	12%
Steamboat Springs, CO	9,980	429	8%	3,952	40%	1,583	16%
Summit County, CO	31,182	721	6%	7,756	25%	3,573	11%
Telluride, CO	2,326	442	40%	589	25%	527	23%
Vail, CO	7,118	1,025	45%	1,704	24%	564	8%
Winter Park, CO	2,710	117	35%	232	9%	104	4%
Whistler, BC***	10,065			3,140	31%	2,455	24%

Source: U.S. Census Bureau, American Community Survey, latest 5-Year Estimates, 2021, accessed via [statsamerica.org](https://statsamerica.org)

\*Households = occupied housing units, both owner and renter

\*\*Deed restricted units as %age of full-time occupied units; source: CAST Currently Utilized Affordable Housing Actions Matrix, March 2023

\*\*\* Self-reported data since jurisdiction is in Canada (i.e. not in US Census/ACS); source cited: Canadian Census

Re: Summit County # deed restricted: Plus deed restricted units in Keystone & Copper PUD's which are calculated as bed credits. Total 3,197 bed credits.

Re: Jackson, WY # deed restricted: plus 257 deed restricted dorm beds.

# Housing Classification & Usage

Location	Households*		Vacant Units / No Use Spec		Vacant / Seasonal Units		Population Estimate (2021)
	#	%	#	%	#	%	
Aspen, CO	3,278	56%	545	9%	2,049	35%	7,019
Avon, CO	2,274	56%	271	7%	1,510	37%	6,209
Basalt, CO	1,722	75%	149	7%	417	18%	3,802
Breckenridge, CO	1,746	23%	820	11%	4,872	66%	5,086
Carbondale, CO	2,633	92%	180	6%	45	2%	6,464
Chaffee County, CO	8,539	79%	445	4%	1,820	17%	20,223
Crested Butte, CO	686	59%	192	16%	293	25%	1,419
Dillon, CO	441	35%	59	5%	766	61%	1,147
Durango, CO	7,859	86%	917	10%	398	4%	18,953
Eagle County, CO	19,511	60%	2,422	7%	10,678	33%	55,285
Eagle, CO	2,217	94%	90	4%	58	2%	7,420
Estes Park, CO	3,123	68%	90	2%	1,349	30%	5,942
Fraser, CO	441	38%	38	3%	683	59%	1,334
Frisco, CO	1,227	35%	174	5%	2,136	60%	2,952
Glenwood Springs, CO	3,762	88%	356	8%	140	3%	10,017
Granby, CO	944	53%	158	9%	668	38%	2,229
Grand County, CO	5,841	35%	1,140	7%	9,610	58%	15,769
Gunnison County, CO	7,100	59%	1,248	10%	3,658	30%	17,267
Gunnison, CO	2,502	90%	45	2%	243	9%	6,459
Gypsum, CO	2,396	91%	185	7%	40	2%	8,047
Hayden, CO	790	90%	75	9%	15	2%	2,116
Jackson, WY	4,317	85%	428	8%	313	6%	10,728
Ketchum, ID	1,567	41%	169	4%	2,099	55%	3,448
Kremmling, CO	543	87%	56	9%	27	4%	1,697
Leadville, CO	1,122	81%	17	1%	238	17%	2,623
Mammoth Lakes, CA	3,072	32%	1,019	11%	5,551	58%	7,321
Minturn, CO	365	70%	58	11%	99	19%	1,084
Moab, UT	2,364	91%	181	7%	47	2%	5,329
Mountain Village, CO	791	45%	152	9%	821	47%	1,577
Mt. Crested Butte, CO	449	27%	509	31%	700	42%	906
Ouray, CO	425	56%	53	7%	276	37%	1,009
Pagosa Springs, CO	618	68%	168	19%	121	13%	1,548
Park City, UT	2,827	33%	1,320	15%	4,438	52%	8,352
Pitkin County, CO	7,202	54%	1,429	11%	4,630	35%	16,879
Routt County, CO	10,094	61%	1,707	10%	4,691	28%	25,007
Salida, CO	2,575	86%	154	5%	261	9%	5,671
Silverthorne, CO	1,792	69%	77	3%	713	28%	4,520
Snowmass Village, CO	1,503	43%	517	15%	1,489	42%	3,089
Steamboat Springs, CO	5,535	55%	1,195	12%	3,250	33%	13,193
Summit County, CO	11,329	36%	2,216	7%	17,637	57%	30,565
Telluride, CO	1,116	48%	168	7%	1,042	45%	2,593
Vail, CO	2,268	32%	870	12%	3,980	56%	4,900
Winter Park, CO	336	12%	222	8%	2,152	79%	785
Whistler, BC***	5,600	56%	-	0%	4,465	44%	13,982

# Workforce Housing Tools Matrix

Location	Incentives						Public Private Partnerships						ADUs	
	Purchase Deed Restrictions on Existing Housing*	Density Bonuses	Fee Waivers	Fast-track Processing	Reduced Parking Req.	# of parking required per multi-family unit	Develop public land for housing (fed,state,local)	Public entity partner with private developer	Town/County acts as developer	Purchase existing structure for workforce housing	Town/County provides housing for its own employees	Is part of a regional housing authority	ADUs as Use by Right	Development Code encourages ADUs
Aspen, CO			X	X		Varies	X	X	X		X	X		X
Avon, CO	X	X	X		X		X	X	X	X	X			
Basalt, CO			X		X	1.5-2.5	P	P		X	X	Regional Housing Coalition		X
Breckenridge, CO	X	X	X	X		1.1	X	X	X	X	X	X	X	
Carbondale, CO														
Crested Butte, CO	X		X	X		1-1.5	X	X	X	X	X	X		X
Dillon, CO												X		
Durango, CO		X	X		X	X	X	X		X	X	X	X	X
Eagle County, CO	X					2-3	X	X	X	X	X			
Eagle, CO														
Estes Park, CO		X	X				X	X	With housing authority		X	X	X	X
Fraser, CO	X		X		X	1/1 bed or studio; 1.5/ 2 bed; 3 bed	X	X			X	X	X	X
Frisco, CO	X	X		X	X	X	X	X		X	X	X	X	X
Glenwood Springs, CO		X	X			1.2 - 1.7	X					X	X	X
Granby, CO								X	X			X		
Grand County, CO														
Gunnison County, CO				X	X		X	X	X		X	X	X	X
Gunnison, CO			X	X	X	1	X	X	X	X	X	X	X	X
Gypsum, CO		X	X	X	X									X
Hayden, CO														
Jackson/Teton County, WY	X	X	X	X	X	X	X	X		X	X	X	X	
Ketchum, ID	P	X	X		X	0 if deed restricted	X	X				X	X	X
Kremmling, CO														
Leadville, CO					X		X	X		X	X	X		X
Mammoth Lakes, CA		X					X	X	X	X	X		X	X
Minturn, CO		X												X
Moab, UT														
Mountain Village, CO	X	X	X	X	X	1-1.5	X	X	X		X		X	X
Mt. Crested Butte, CO		X	X		X	X		X		X	X	X	X	X
Ouray, CO			X			2	X			X			X	X
Pagosa Springs, CO														
Park City, UT	X	X	X		X	0.5	X	X	X	X	X			X
Pitkin County, CO														
Routt County, CO													X	X
Salida, CO		X	X	P	X	1	X	X	P			X	X	X
Silverthorne, CO	X	X	X		X		X	X	X		X	X		X
Snowmass Village, CO			X				X		X	X				
Steamboat Springs, CO		X		X	X	X	X		X	X	X	X	X	X
Summit County, CO	X	P	X	P		1.5-2	X	X	X	X	X	X	X	X
Telluride, CO	X	X	X	X	X	X	X	X	X	0	X	X	X	X
Vail, CO	X	X	X		X	X	X	X	X		X			
Winter Park, CO	X	X	X	X	X	1-2	X	X	X		X	X		X
Whistler, BC	X	X					X		X		X	X	X	X
TOTAL COMMUNITIES	14	19	22	11	18		27	24	19	16	25	21	19	24

KEY: X = In use, P = Pending/Exploring

\* Vail InDEED model

# Workforce Housing Tools Matrix

Location	Development Regulations						Funding				Short Term Rentals		
	Has deed restrictions: income qualification	Has deed restrictions: Residency and/or local employment requirement	Commercial Linkage	Inclusionary Zoning	Zoning allows for modular/manufactured homes	Zoning allows for Tiny Homes	Excise Tax on Short-Term Rentals used for Affordable Housing	Property Tax	Sales Tax	Other Funding Source; Fees**	General Fund Revenues	Currently Regulate STRs	Exploring creating regulations of STRs
Aspen, CO	X	X	X	X	X		X	X	X		X		
Avon, CO	X	X	X	X	X	X	X		X	X	X		
Basalt, CO	X	X	X	X	X			X	X	X	X		
Breckenridge, CO	X	X	X	X	X	X	Fee	X	X	X	X		
Carbondale, CO													
Crested Butte, CO	X	X	X	X	X		X	X	X	X	X		
Dillon, CO							X		X		X		
Durango, CO	X	X		X	X	X			X	X	X		
Eagle County, CO	X	X	X	X	X	Certain zones				X		X	
Eagle, CO													
Estes Park, CO	X	X			X				X	X	X		
Fraser, CO	X	X	X		X			X	X	X	X		
Frisco, CO	X	X			X			X	X	X	X		
Glenwood Springs, CO		X		X	X				X		X		
Granby, CO							X			X	X	X	
Grand County, CO													
Gunnison County, CO	X	X	X		X	X			X			X	
Gunnison, CO	X	X			X							X	
Gypsum, CO													
Hayden, CO													
Jackson/Teton County, WY	X	X	X		X			X	X	X	X		
Ketchum, ID	X	X			X			X	X	X	X	X	
Kremmling, CO													
Leadville, CO							X	X	X	X	X		
Mammoth Lakes, CA	X	X			X					X	X	X	
Minturn, CO	X										X		
Moab, UT													
Mountain Village, CO	X	X	X	X	X			X	X	X	X		
Mt. Crested Butte, CO	X	X	X	X	X	X	X			X	X		
Ouray, CO	X	X			X		X				X		
Pagosa Springs, CO													
Park City, UT	X	X		X	X			X		X			
Pitkin County, CO													
Routt County, CO					X	X						X	
Salida, CO	X	X		X	X	Varies	X		X		X		
Silverthorne, CO	X	X			X	X		X	X		X		
Snowmass Village, CO		X	X					X	X		X		
Steamboat Springs, CO	X	X			X	X	X	X		X	X		
Summit County, CO	X	X		P	X	X	X	X	X	X	X		
Telluride, CO	X	X	X	X	X	X	X	X	X		X		
Vail, CO		X	X	X	X								
Winter Park, CO	X	X	X		X			X	X	X	X		
Whistler, BC		X	X							X	X		
TOTAL COMMUNITIES	24	28	15	14	27	10	11	7	13	18	19	25	7

KEY: X = In use, P = Pending/Exploring

\*\* Excise tax on large homes; RETT; impact fees

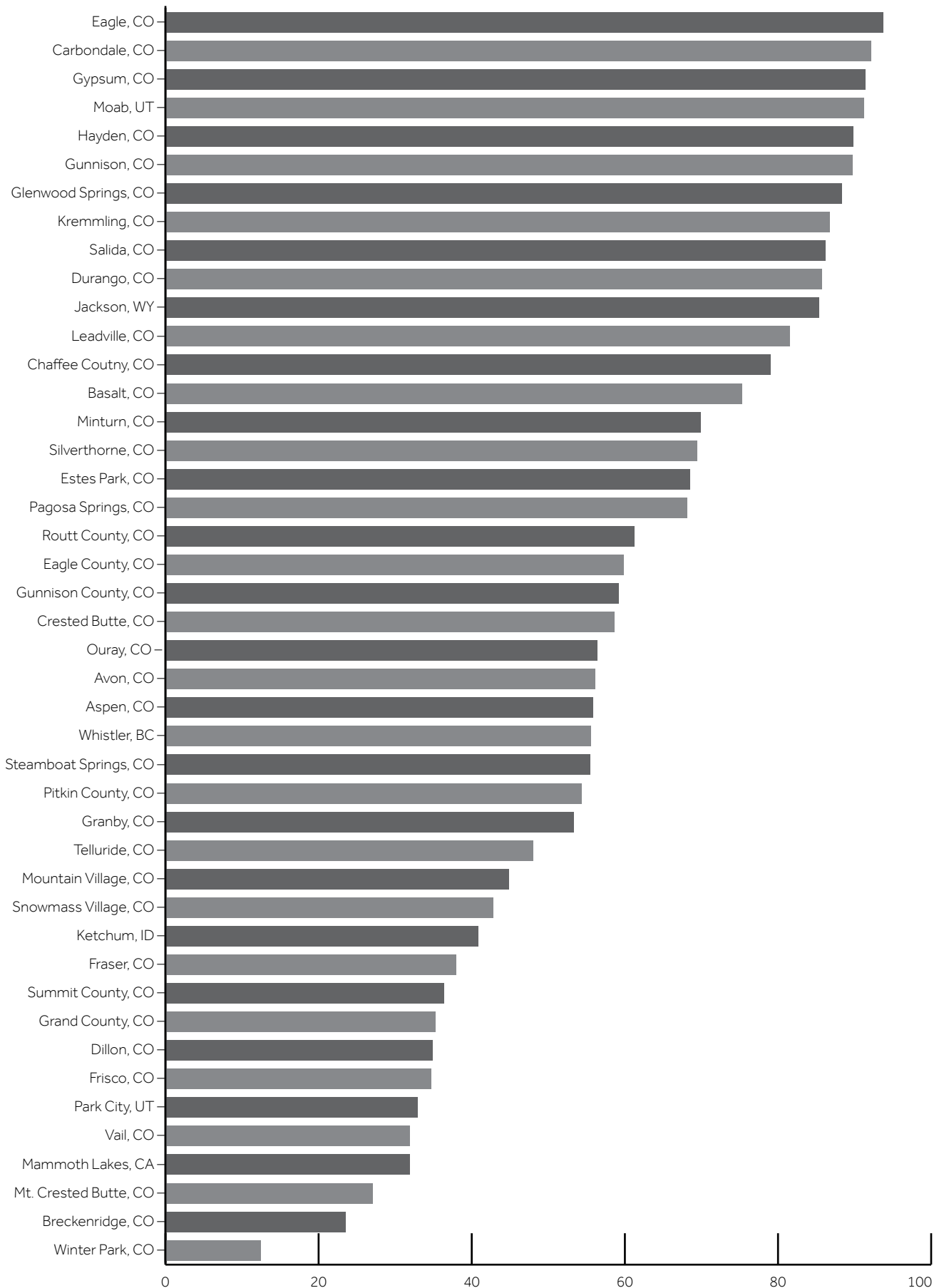
# Workforce Housing Projects Construction Costs

Location	Project Name	Unit Type(s)	# of Units	Date Completed
Aspen, CO	Burlingame Ranch Phase 3	MF	79	late 2023
Basalt, CO	Basalt Vista	Duplex/Triplex	27	2021
Breckenridge, CO	Alta Verde 1	MF	80	2022
Crested Butte, CO	Paradise Park	MF/Duplex	6	2018
Durango, CO	Animas City Park Overlook Townhomes	MF	22	late 2023
Eagle County, CO	CMC Housing	MF	36	2023
Estes Park, CO	Peak View Apartments	MF	26	2021
Frisco, CO	Granite Park	MF	22	2024
Gunnison County, CO	Sawtooth	MF	48	late 2023
Gunnison, CO	Lazy K Sub	SF/TH/Duplex	44	late 2023
Ketchum, ID	Bluebird Village	MF	51	TBD
Mountain Village, CO	VCA Phase IV	MF	35	2024
Park City, UT	Engine House	MF	123	2024
Salida, CO	River Ridge Condos	MF	8	2022
Silverthorne, CO	Smith Ranch Apartments	MF	135	2024
Snowmass Village, CO	Coffey Place	SF/Duplex	15	2021
Steamboat Springs, CO	Sunlight Crossing	MF	90	2022
Summit County, CO	Justice Center	MF	52	2024
Telluride, CO	Sunnyside	MF	30	2023
Vail, CO	Residences at Main Vail	MF	72	late 2023
Winter Park, CO	Fireside Creek Apartments	MF	50	late 2023

# Workforce Housing Projects Construction Costs

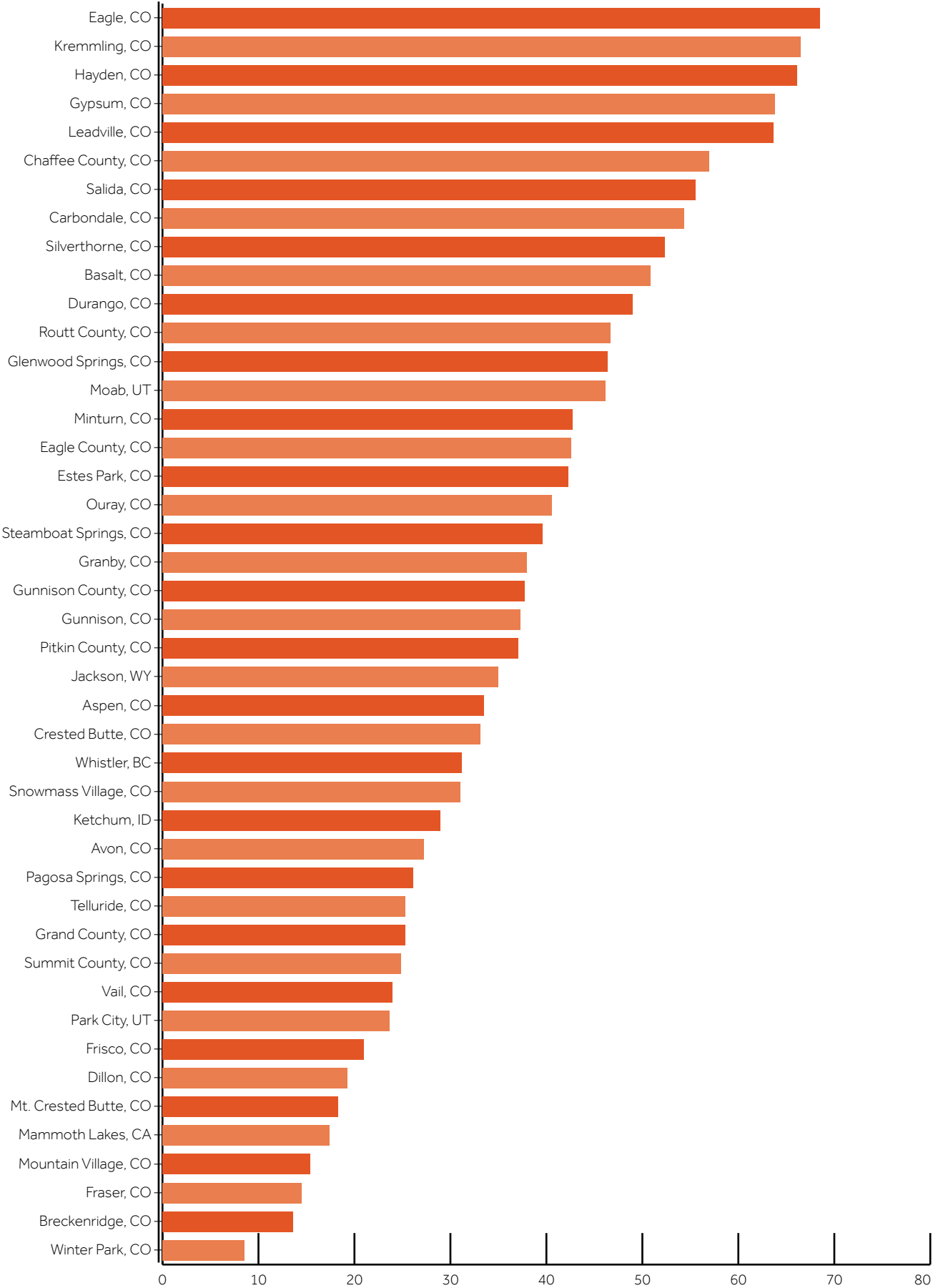
Location	Cost to Construct					Funding Source						# Affordable Units Needed	
	Per Unit	1 Bed Unit	2 Bed Unit	3 Bed Unit	Cost / sq ft	RETT	Bonds	Sales Tax	Other	Municipality, County, Housing Auth.	State & Federal		Finance
Aspen, CO		\$563k	\$817k	\$1,024k		X							956
Basalt, CO	\$594k								X	X			1409
Breckenridge, CO		\$350k	\$442k	\$580k	\$438					X		X	490
Crested Butte, CO			\$300k		\$329					X			775 Region 9
Durango, CO	\$477k								X				5900 valleywide
Eagle County, CO	\$322k				\$642				X	X			2720
Estes Park, CO		\$237k	\$287k	\$342k	\$308					X	X	X	540 basinwide
Frisco, CO		\$556k	\$647k		\$625				X		X		960 valleywide
Gunnison County, CO		\$115k		\$461k	\$288			X	X		X	X	960 valleywide
Gunnison, CO		\$256k	\$316k	\$365k	\$257				X	X	X		660
Ketchum, ID		\$185k	\$280k	\$370k	\$280								
Mountain Village, CO		\$301k	\$449k	\$551k	\$499				X	X	X		1200
Park City, UT		\$325k	\$440k	\$550k	\$500		X	X	X				690
Salida, CO		\$149k	\$180k	\$205k							X		
Silverthorne, CO	\$482k				\$465				X	X	X		379
Snowmass Village, CO		\$800k	\$925k to \$1,120k		\$510	X						X	1400
Steamboat Springs, CO	\$370k				\$206					X	X	X	3066
Summit County, CO	\$407,643				\$563				X		X		820 regional
Telluride, CO		\$231k	\$368k	\$426k	\$387		X			X			638-1,688
Vail, CO		\$209k	\$289k		\$339		X						750-regional
Winter Park, CO		\$330k	\$431k		\$336				X	X			

# Households as a % of Total Housing Units

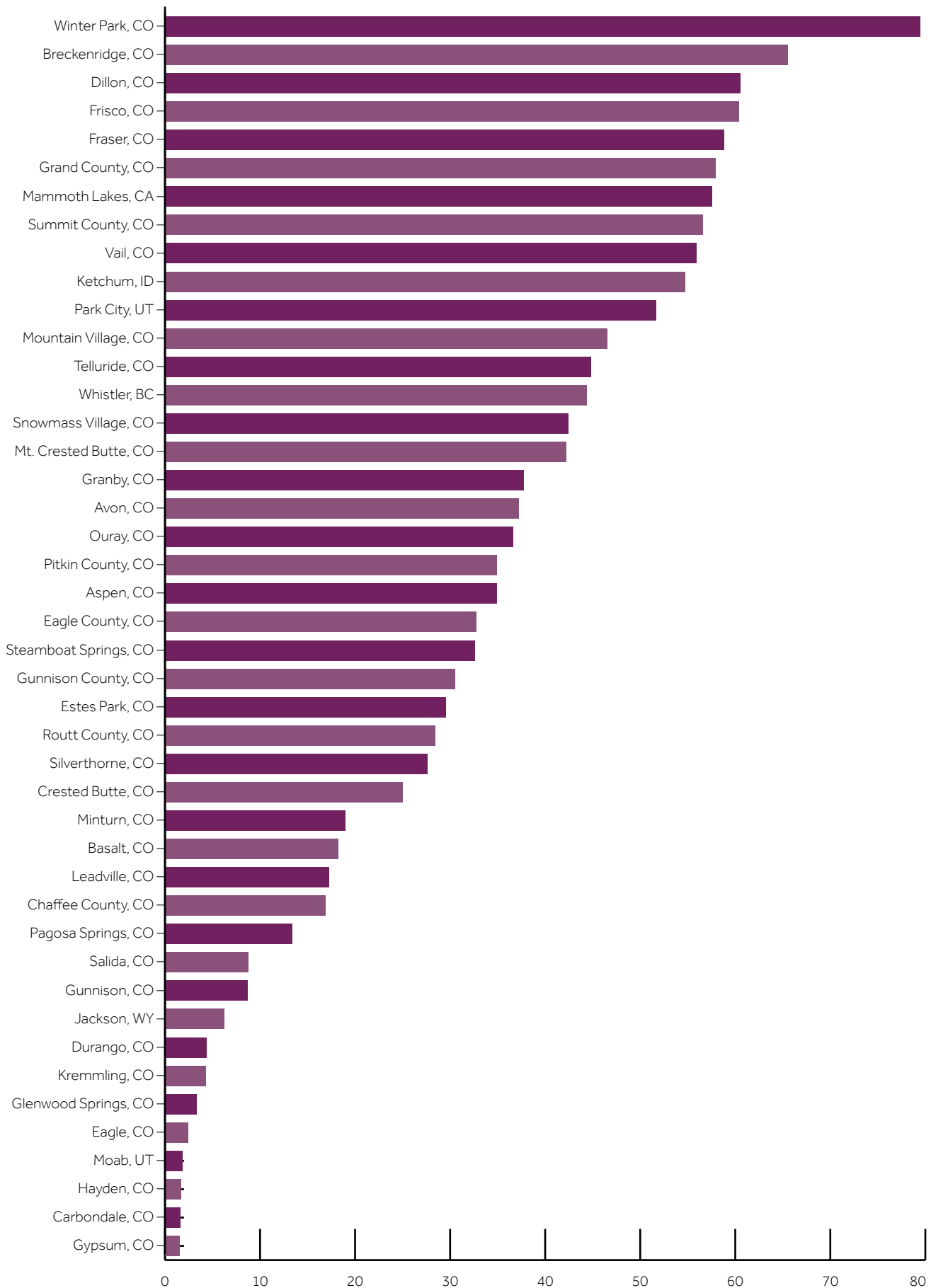




# Owner Occupied as a % of Total Housing Units



# % of Housing Units Vacant for Seasonal/Recreational Use





# Issue Papers



# Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs), sometimes called caretaker units, secondary dwelling or granny flats, are considered a secondary residence with all services on a single property that has a larger “primary” unit (*APA definition*). ADUs have long been a convenient tool for homeowners to obtain supplemental income through long-term rental or can provide a flexible, convenient, independent living space for teenagers, grandparents or extended family. ADUs can be a nice complement to 2nd homes providing modest supplemental income and allowing for long-term rental housing while still allowing convenient private use of the property by the owner as a vacation home. ADUs are not a “use by right” in many residential zone districts. ADUs can be a powerful tool to encourage infill development in existing neighborhoods and provide workforce housing on existing infrastructure.

Common objections to ADUs include the fact that construction is tightly controlled in many rural resort towns through strict zoning and design guidelines to maintain a certain character to reinforce the tourist identity. Public entities with land use control often worry about the additional accumulation of traffic counts in a neighborhood or difficulty in predicting water and wastewater demand from ADUs. Often ADUs require a variance to standard lot setbacks. While sufficient setbacks are essential to ensure adequate space for snow shed off roofs, utility easements and other public uses, most communities that are favorable to ADUs find ways to ease typical zoning requirements such as allowing a few extra feet of building height or a slightly larger footprint for the primary residence or the accessory building.

Within mountain resort communities, unrestricted ADUs unfortunately tend to be unoccupied and used as supplemental

space for second homes or as short-term rentals. To have a meaningful impact on increasing workforce housing in rural resort communities it is useful to both encourage construction of ADUs and require through deed restriction that at least one living unit on the property be rented long-term and occupied by a resident working in the community.

Many Colorado mountain communities have learned to embrace ADUs and some have created incentives to encourage them. Incentives to encourage construction of ADUs include impact fee waivers, utility tap fee reductions or waivers, cash payments in exchange for an affordable housing deed restriction, and increased development rights such as building height and other density bonuses on other structures. For example, Summit County launched the *Accessory Dwelling Unit Assistance Program* to incentivize the creation of ADU's. Summit County will reimburse up to \$60,000 of the cost to construct a new ADU. The program also offers funding to create new ADU's in existing homes and to convert non-compliant ADU's into compliant ADU's.

Regulated allowance for ADUs is currently being utilized as one tool in the fight for affordable housing in our communities. Communities should be able to make local decisions about the feasibility of ADUs and the impact that additional units may have on key infrastructure such as road capacity, water and wastewater plant capacity and other services required by additional units. CAST & NWCCOG are eager to share how ADUs have been successfully deployed, and to share what challenges communities faced and what solutions were found.

# Infrastructure Challenges

The cost of developing and upgrading infrastructure is a challenge to developing more affordable workforce housing and is further complicated by deferred costs of existing aging infrastructure which is often inadequately funded. Below are a few specific examples from NWCCOG and CAST communities.

The **Town of Snowmass Village** plans to build an 80-unit affordable rental project on town-owned land behind the existing Town Hall. The water & sewer stops at the Town Hall. Access to the site is complicated by slopes and soil. At concept pricing, a professional cost estimator calculated the cost of bringing infrastructure to the site to add just over \$6 million to the total project costs, or about \$77,000 per unit.

Integral to affordable housing solutions, Public Transit is not cheap. The Burlingame Ranch affordable housing neighborhood in **Aspen** is comprised of over 250 ownership-based deed restricted housing units. Hundreds of year-round residents take advantage of this housing opportunity while providing critical workforce for the Aspen economy. The City of Aspen operates an 8-mile round trip Burlingame bus route that is the transit system's third busiest service. For 2023, the City of Aspen's cost to operate the Burlingame bus route is estimated at over \$1.7M.

Infrastructure has cost increments. The **Town of Estes Park** plans to build 190 workforce housing units on Town-owned property though the property is large enough to accommodate over 300 units. Building more than 190 units would require significant upgrades to the water and sewer infrastructure, including construction of a new water tank costing several million dollars, and an access road.

Mountain towns don't have many greenfield sites left. Brownfield redevelopment is expensive. To break ground on a large affordable housing project located on an old landfill, the **Town of Crested Butte** spent several million dollars on site clean-up.

The **Town of Crested Butte** and **Gunnison County** are considering a 200+ unit project that would require extending water and sewer for 2-miles out of town. The infrastructure extension is estimated at close to \$10 million. NWCCOG is publishing a newsletter series on this project.

In **Breckenridge**, the cost to connect to the local sanitation/sewer district for a 61 unit for-sale workforce housing project is approx. \$1.75-\$2M and is part of the Town's \$8M subsidy.

New projects require road and traffic improvements. **Summit County** is in a first-of-its-kind partnership with the Forest Service, requiring improvements to an existing intersection that doesn't meet road and bridge standards. Options require easements or land acquisition. One solution is a \$3M-\$4M roundabout which would add \$18k - \$25k/unit. A second option with two roundabouts costs \$15M-\$16M (\$92k-\$100k/unit) split over 162 units.

In **Breckenridge**, offsite road improvements are necessary for Alta Verde which will add 252 new apartments. The town budgeted \$9.4M to extend McCain Drive for secondary access. For Block 11 workforce housing development, Breckenridge projects \$7.5M in upgrades to Airport Road (turn lanes, improve intersections, and add new sidewalks) to accommodate increased traffic demand.



# Construction Defect Law Impacts

In the past two decades, construction of large multi-family projects, specifically for-sale condominiums, has slowed considerably. From a planning standpoint, these types of structures are the most ideal use of land utilizing the most density on a lot. While not appropriate in all neighborhoods or zone districts, where multi family units are suited, they are the most efficient means of financing, building, and getting large numbers of affordable rental and for sale units on the market. They also allow for a wide variety of square footage units within the same structure. Unfortunately, construction of such projects has slowed in relation to other developments in recent decades due to the Colorado's Construction Defect Action Reform Law Act (CDARA) explained by [Colorado Lawyer](#). The Denver Post reported in a 12.11.22 article that since 2010, Colorado has "added one condo for every 19 apartments built" because in Colorado's legal structure a condo HOA is nearly 100% likely to file for construction defects.

Colorado's construction defect laws are an impediment to reasonable risk-taking and normal real estate development investment, discouraging developers from building higher density, for-sale housing commonly known as condos. Typically, condos make use of less land and more efficient construction methods to create more affordable housing than the typical single-family residence.

While reformed as recently as 2017, Colorado's construction defect laws make it financially favorable for condominium Homeowner Associations (HOAs) to sue builders for construction defects compared to most other states. Not all builders are guilty of building defective products; however, it has been estimated that some 80% of all condo HOAs sue their builder

(Corcoran Perry & Co.). Once litigation is begun, the builder has little opportunity to make any repairs. As litigation drags on for years, what started as a minor error or defect becomes a safety hazard or source for water intrusion. In 2007, 25% of all housing starts were condos. By 2015 that number had trended down to 3.4% and continues to hover near that number today (Corcoran Perry & Co.).

A clear indication of the cost of doing business in this arena is the cost of insuring against litigation risk. In 2015, the City of Aspen completed a deed-restricted, ownership affordable housing project of 82 units. The builder's liability coverage cost a total of \$745,689 or \$9,094 per unit. In 2023, the city will complete construction of the final phase of the same community, building 79 units of identical units. The insurance policy cost totaled \$3,284,931 or \$41,581 per unit. At this rate, only the municipalities with dedicated funding and a clear mandate will build affordable housing. Certainly, no incentive exists for less fortunate municipalities or private developers to build ownership-based affordable housing in any meaningful quantity.

*References: Corcoran Perry & Co. (2016, August 23) <https://www.corcoranperry.com/posts/the-construction-defect-law-and-its-impact-on-denver-metro-real-estate1>*

# Real Estate Transfer Revenue

Real Estate Transfer Taxes (RETT) are a proven revenue generator for mountain communities, especially during periods of extreme price escalation and property speculation. Twelve communities (Aspen, Avon, Breckenridge, Crested Butte, Frisco, Gypsum, Minturn, Ophir, Snowmass Village, Telluride, Vail, and Winter Park), nearly all of which are in the NWCCOG region have a RETT with specified uses.

In 1992, Colorado voters approved an amendment to the Colorado Constitution. This tax policy amendment, known as TABOR, contained a one sentence prohibition

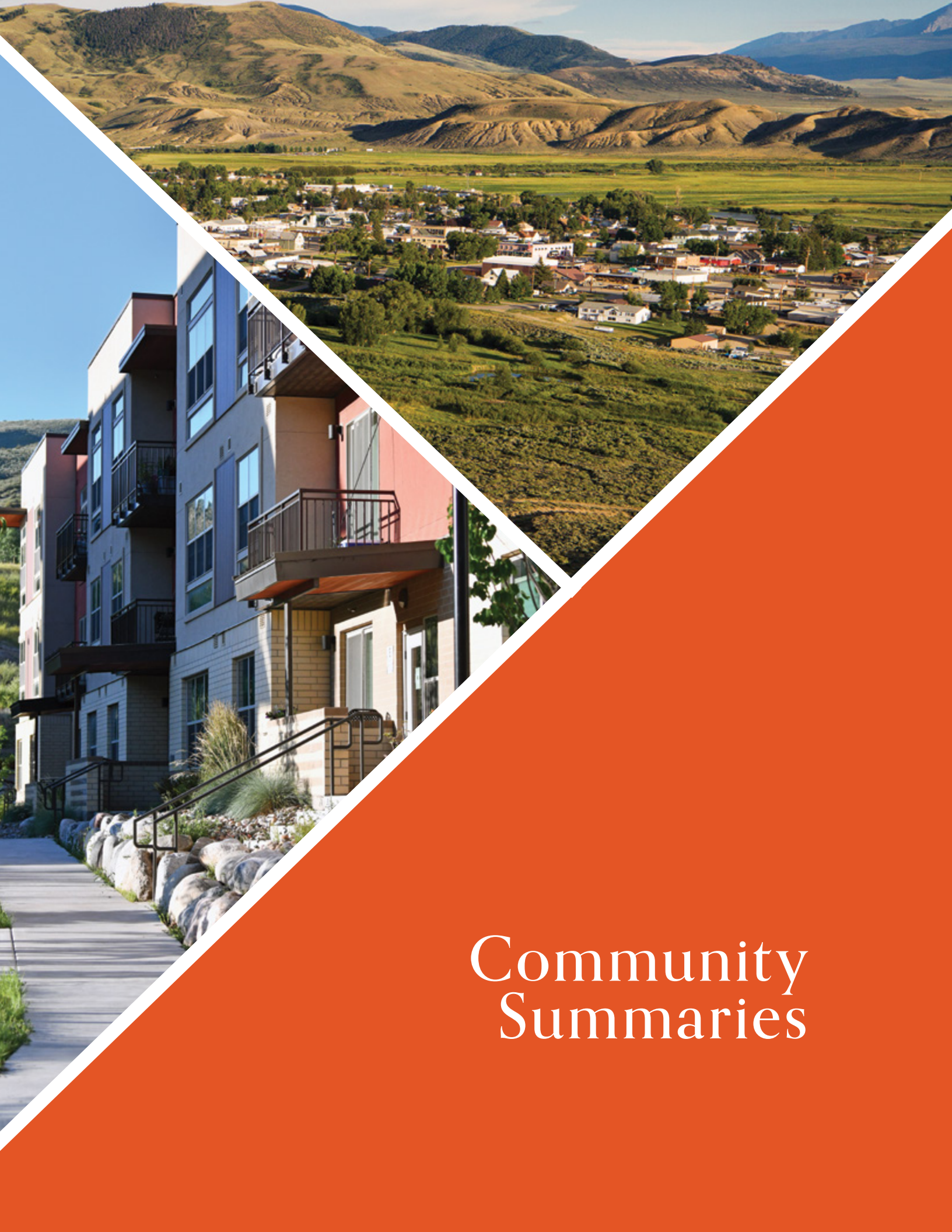
against future impositions of, or increases in, RETT by the state or local governments. The twelve communities with a RETT were exempted from the RETT prohibition and continue to impose a RETT today.

As shown in the table below, RETT revenue is either directly allocated to affordable housing projects, or used to provide General Fund relief so communities have more flexibility in pursuing affordable housing solutions. RETT revenues are invaluable to those communities that are fortunate enough to access them in their efforts to address their respective housing crises.

Municipality	RETT Rate	Audited 2021 Revenue Generated	Dedicated Purpose
Aspen, CO	1.5%	\$31,940,488	Housing RETT 1.0%. Wheeler Opera House RETT 0.5%.
Avon, CO	2.0%	\$7,354,186	Capital Improvements
Breckenridge, CO	1.0%	\$7,838,100	General Fund
Crested Butte, CO	3.0%	\$3,285,614	Capital Improvements
Frisco, CO	1.0%	\$2,773,501	Capital Improvements
Gypsum, CO	1.0%	\$1,922,774	General Fund
Minturn, CO	1.0%		Street Repair Fund
Ophir, CO	4.0%		General funds; excess funds moved into Capital Improvements
Snowmass Village, CO	1.0%	\$8,309,993	Transportation-related capital improvements, operating & maintenance for transportation system, parks/ recreation operations
Telluride, CO	3.0%	\$12,905,780	Capital Improvements and open space
Vail, CO	1.0%	\$10,448,525	Acquiring, maintaining and improving local property for parks, recreation, open space and for supporting sustainable environmental practices.
Winter Park, CO	1.0%	\$2,345,141	General Fund

CAST supports two approaches that will allow communities throughout Colorado to access real estate transfer revenues:

1. Real Estate Transfer Tax (RETT): CAST supports legislation to refer a question to all Colorado voters to repeal the RETT prohibition currently in TABOR. Such a question would not increase taxes or unilaterally impose RETT throughout Colorado. Such a constitutional amendment, were it approved, would only authorize counties and municipalities to refer a RETT question to local voters.
2. Real Estate Transfer Fee: Alternately, CAST supports enabling legislation adding a provision to Title 31 which would authorize local governments to impose a real estate transfer fee, provided such fee revenues are utilized to create affordable housing. Such fees would not be imposed by the legislation. Rather, each community would merely have the ability to adopt fees at the local level.



# Community Summaries



# Aspen, CO

## PROGRAM OVERVIEW

In the early 1970s, responding to a loss of free-market employee housing, Pitkin County and the City of Aspen started separate housing programs. Then in 1982, Aspen and Pitkin County joined together to form the Aspen Pitkin County Housing Authority (APCHA). Today, there are approximately 3,200 deed-restricted units – with roughly half rental and half ownership units – in the Aspen/Pitkin County area of which 2,303 are located in Aspen, making the program the largest system of affordable housing per capita in the nation. These deed restricted units house a majority of the full-time population of the city, represent 37% of the total housing units, and preserve the vitality of the community.

The Aspen community has consistently supported affordable housing through the 1 percent Housing Real Estate Transfer Tax, 25 percent of the .45% sales tax that supports housing and child care, and 70 percent of a newly adopted short-term rental tax. These funds support the City of Aspen in the role of developer and have also allowed the City to join private sector developers to build new affordable housing units.

Even with this steady investment in housing, thousands of housing units are needed in the upper Roaring Fork Valley, according to the 2019 Greater Roaring Fork Regional Housing study.

Aspen in 2022 adopted an *Affordable Housing Strategic Plan* that sets forth a goal of 500 affordable housing units by 2026, half of which will be achieved through development-neutral strategies.

## LUMBERYARD

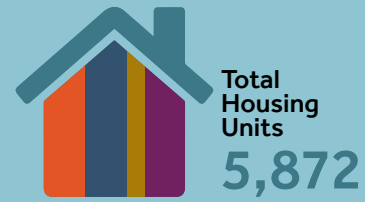
Following four years of extensive public outreach, community engagement and City Council work sessions, a land use application was submitted for 277 deed restricted units (467 bedrooms) on an 11.3-acre parcel near the Aspen Airport Business Center. The project is currently being reviewed for entitlements by the Aspen City Council and is anticipated to cost \$416 million to \$750 million, depending on financing strategies and construction timelines.

## BURLINGAME RANCH III

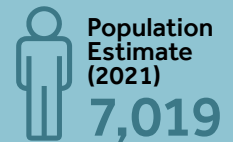
The final phase of Burlingame Ranch, nestled 3.5 miles from downtown Aspen, is nearing completion with 79-units coming online in fall 2023 and marks the first major achievement in that strategic housing goal. This final phase of the project includes (25) 1-bedroom units, (17) 2-bedroom units and (37) 3-bedroom units which will house nearly another 200 full-time equivalent local workforce employees. The first and second phases of Burlingame Ranch were 84 and 82 multifamily units respectively and the project also included 10 deed restricted single-family homes. The total development cost for this phase is \$68.9 million of which \$42.3 million is project subsidy.

## MATURING PROGRAM

As the housing program matures, new resources and strategies are needed to ensure its successful continuation. The Aspen Council is considering tools to preserve deed restrictions that have a sunset clause, address homeowner associations underfunding capital reserves and address deferred maintenance. APCHA started a grant program for awards up to \$10,000 for single-family home repairs and, in a repeat of a 2011 program where APCHA funded HOA capital reserve studies for affordable housing developments that fall under APCHA regulations, APCHA is working on an RFP to fund new capital reserve studies. Preserving units with expiring deed restrictions is also a focus of the strategic housing plan's housing goals for the next five years.



Owner Occupied Units	<b>1,966</b> (33%)
Renter Occupied Units	<b>1,312</b> (22%)
Vacant Units/No Use Spec	<b>545</b> (9%)
Vacant/Seasonal Units	<b>2,049</b> (35%)
Deed Restricted Units	<b>2,303</b> (70%*)
Number Of Households**	<b>3,278</b> (56%)



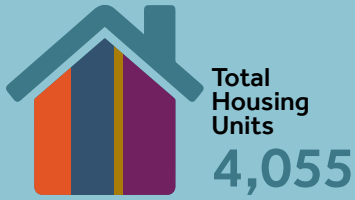
\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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City of Aspen  
Diane.foster@aspen.gov  
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**Owner Occupied Units** | **1,104**  
(27%)

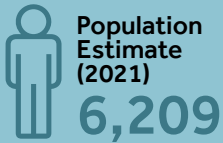
**Renter Occupied Units** | **1,170**  
(29%)

**Vacant Units/ No Use Spec** | **271**  
(7%)

**Vacant/Seasonal Units** | **1,510**  
(37%)

**Deed Restricted Units** | **634**  
(28%\*)

**Number Of Households\*\*** | **2,274**  
(56%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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# Avon, CO

## COMPREHENSIVE PLAN

The 2017 Comprehensive Plan establishes a vision for diverse opportunities for residents, businesses, and visitors. Avon's Comprehensive Plan sets two housing goals: (1) Achieve a diverse range of housing densities, styles, and types, including rental and for sale, to serve all segments of the population; (2) Coordinate with neighboring communities to provide an attainable housing program that incorporates both rental and ownership opportunities, affordable for local working families. With obvious changes to the housing market in Avon since the adoption of the Comp Plan, a significant amendment was made to address housing needs, and in 2021, the Avon Community Housing Plan was implemented.

## COMMUNITY HOUSING PLAN

Since 2018, the average price for dwelling units sold in Avon increased from \$438,000 to \$575,000 in 2020. For condominiums, this median price increased from \$358,500 to \$575,000 and for single-family dwellings, duplexes and town homes there was an increase from \$950,000 to \$987,500. Going forward, the updated plan establishes some goals, tools and strategies to boost community housing, including the creation of a dedicated funding source for community housing projects. In 2022, the town asked residents to vote on a short-term rental tax, the profits of which would create this dedicated fund; this tax did pass. The plan also highlights the importance of regional collaboration on these issues, given the lack of available land and escalating construction prices. Collaborative partnerships must include land acquisition and producing shovel ready plans in the short term. The plan also states that the use of town owned land for housing presents the best opportunity and should be a priority. Additional mechanisms for meeting the town's community housing goals include continual growth and evolution of Mi Casa, investing in maintenance of current deed-restricted housing, and the exploration of strategies to help those that currently rent mobile homes transition to home ownership.

## HOUSING GUIDELINES

In 2023, the older Town of Avon Housing Guidelines will be completely overhauled into the Town of Avon Housing Guide and Administrative Procedures document that is used to support the various price capped and resident occupied deed restrictions in Avon.

## MI CASA DEED RESTRICTION PROGRAM

Mi Casa Avon is a program to incentivize prospective homebuyers to place a deed restriction on their property to ensure more local residents have an opportunity to purchase homes within Avon. There is no price appreciation cap on a Mi Casa Avon Deed Restriction. This deed restriction is an agreement between the homeowner, the new homebuyer, and the Town of Avon that limits the use of the property. In this case, the deed restriction limits the ownership and use of the property to qualified Eagle County employees. In exchange for the deed restriction, the Town of Avon pays the homeowner a lump sum through the Mi Casa Avon Program to help offset the home purchase.

## STR TAX FOR WORKFORCE HOUSING

In November 2021, Avon voters approved a 2% tax on short-term rentals in the town. The revenue generated from the new tax will be allocated toward a dedicated community housing fund. The tax is estimated to generate between \$1 million and \$1.5 million in the first year for community housing initiatives and housing-related activities in the town. Also In 2022, Town Council limited the number of STR licenses outside of Avon's Town Core boundaries to slow down the displacement of renters in historically long-term rental properties and permanent residences within the STR Overlay District. STRs were purposefully left unlimited within the Town Core to incentivize prospective investors to purchase units there instead of the less expensive units further away from the main hospitality center of Avon.

## HOUSING DEVELOPMENT PLANNED ON TOWN-OWNED LAND

The Town of Avon is working on plans to build apartment homes on Town-owned land in the Village at Avon. This project aims to provide housing for government employees in Eagle County with income-based rental rates. The Town contracted with 2757 Design Co. in October 2021 to begin preliminary designs and estimates for this project. Several site and building configurations have been studied to maximize the site's potential.

# Basalt, CO

## PROGRAM SUMMARY

The Town of Basalt has measures built in to its town code to encourage workforce housing including commercial impact linkage and inclusionary housing. [library.municode.com/co/basalt/codes/municipal\\_code?nodetd=CH16ZO\\_ARTXIXHOMI](http://library.municode.com/co/basalt/codes/municipal_code?nodetd=CH16ZO_ARTXIXHOMI)

Also, the Town owns 14 units of its own.

## CURRENT/RECENT WORKFORCE HOUSING PROJECTS

### Roaring Fork Club

43 employee housing rental units completed for employees making less than 120% of AMI. Basalt P&Z signs off on Roaring Fork Club expansion.

### Willits Seven Apartments

Comprised of 50 one, two and three bedroom apartments, Willits Seven is located on the corner of East Valley Road and Market Street in Willits Town Center. Close to Whole Foods, RFTA bus stops, restaurants, the Element Hotel, medical facilities, retail shops, parks and recreation areas, our apartment community puts you within easy reach of everything you need for work, shopping, recreation and more. Willits Seven is an affordable housing property. Selection of rental tenants is in accordance with Town of Basalt Community Housing Guidelines. Quality Affordable Housing In Basalt, CO – Near Aspen And Carbondale ([willitsseven.com](http://willitsseven.com))

### The “HUB” Workforce Housing in Willits Town Center

A 150-bedroom project spearheaded by Aspen Skiing Company was constructed in Willits Town Center. The building includes eight (8) deed-restricted rental units that have an occupancy priority for local daycare professionals.

### Basalt Vista Affordable Housing

27-unit, deed-restricted affordable housing project that was a partnership between the Roaring Fork School District, Pitkin County and Habitat for Humanity. This project consisting of deed-restricted, for-sale affordable housing units contains a mix of 2-bedroom and 3-bedroom duplexes and triplexes. The Roaring Fork RE-1 School District provided the land, Pitkin County provided nearly \$3 Million in infrastructure funding, and Habitat for Humanity Roaring Fork provided additional subsidy to make the project a success. Habitat for Humanity Roaring Fork | Basalt Vista Affordable Housing — Habitat Roaring Fork

### Roaring Fork Apartments

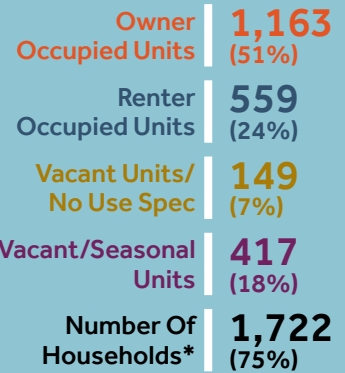
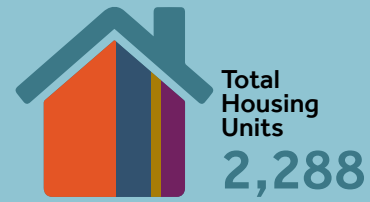
Comprised of 56 one and two-bedroom tax credit affordable housing units—The developer, Indiana-based RealAmerica Inc. rents 44 of the 56 units below the Town’s required rents for deed-restricted units and the remaining 12 units are rented in accordance with the Town’s Community Housing Guidelines. Roaring Fork Apartments - Real America LLC

### Basalt Center Circle

The Basalt Center Circle Development project received approval from the Town in 2022 to construct a mixed-use building in the downtown core consisting of a grocery store and 65 residential units. Of the 65 dwelling units that were approved, 17 are deed-restricted rental units to be rented to local workers making less than 120% of AMI. An additional 40 of the units will be resident occupied.

### Parcel 5, Sopris Meadows (“Lake Modern”)

155 dwelling unit project that was approved by the Town in 2022 and includes 46 deed-restricted workforce housing unit. The deed-restricted units are proposed to be split between for-sale and rental units and serve local workforce making up to 250% of AMI.



\*Households=Occupied housing units, both owner and renter.

### CONTACTS:

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Town of Basalt  
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970.279.4468





**Total Housing Units**  
**7,438**

**Owner Occupied Units** **1,010**  
(14%)

**Renter Occupied Units** **736**  
(10%)

**Vacant Units/ No Use Spec** **820**  
(11%)

**Vacant/Seasonal Units** **4,872**  
(66%)

**Deed Restricted Units** **634**  
(28%\*)

**Number Of Households\*\*** **1,746**  
(23%)



**Population Estimate (2021)**  
**5,086**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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Planning Manager,  
Housing & Childcare,  
Town of Breckenridge  
laurieb@townofbreckenridge.com  
970.547.3112



# Breckenridge, CO

## WORKFORCE HOUSING IS A HIGH PRIORITY

Ensuring that the people who work in Breckenridge can live in Breckenridge has been one of the Town Council's highest priorities for many years. A diverse local workforce living in the community promotes economic vitality, community character, improved job performance and employee satisfaction, better recruitment and retention, and creates reductions in

commuting and vehicle miles traveled. In order to protect the character of the community, sustain the local economy, and support our sustainability goals the Town Council adopted our first Affordable Housing Strategy in 2000 and more recently endorsed a Five-Year Workforce Housing Blueprint in 2022.

## DEED RESTRICTED UNITS A KEY WORKFORCE HOUSING TOOL

Over the last 20 years, on average about 45 new deed restricted units a year have been built, either by the Town, or by the private sector in partnership or because of the Town. As a result, there are currently approximately 1,500 units in more than 11 local neighborhoods as well as dispersed units that are restricted for local workforce. The mix is about 55% rental and 45% ownership. Current needs assessments indicate there is still a shortage of around 1,000 workforce units. The high demand for real estate from investors, retirees, remote workers, second homeowners and others who want to own in the high county, is driving real estate prices far beyond what locals can afford to pay, is causing on-going displacement of locals, and unaffordable housing for workforce. Last year the average sale price for a single family home in Breckenridge was \$2.6 million which would require a buyer to make

\$400,000-\$500,000 annually. This is four to five times the median household income in Summit County.

Deed restrictions are necessary to insure that units built by the Town or in partnership with the Town will serve the local community/workforce. The Town has established several targets and utilizes a variety of strategies to increase local community/workforce housing. The Town has acted as developer of 'for sale' and rental housing, has provided land and/or subsidies, and code concessions. The Town has also implemented several deed restriction acquisition programs (Buy Downs and Housing Helps) which preserve local neighborhood and are a quick, effective, cost-efficient way to insure the historic naturally occurring local housing remains local housing. The Town has also identified opportunities and a pipeline of future projects that will add hundreds of local units.

## WORKFORCE HOUSING BLUEPRINT

The 2022 Blueprint is a commitment to step up the pace and the investment in housing, to work with partners, to leverage local funds with private investment and grants, and to pursue innovative construction technologies to build new units and to preserve existing units. The goal is to add an additional 924 units over the next 5-6 years (150-200 a year) with a split of 70% new construction and 30% Buy Downs/Housing Helps. The new inventory will include a variety of housing types, sizes, and price points to meet the needs of our diverse workforce.

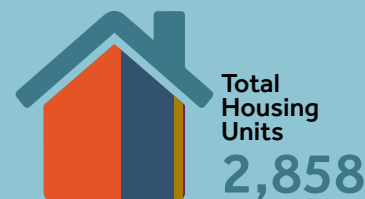
Currently there approximately 300 units under construction right now for locals and many other projects in the pipeline. The challenges include limited land, infrastructure capacity, soaring construction costs, labor shortages, and seasonality of construction. We believe it is important to work together to find solutions so Towns remain real communities where people can live, work, play, and raise a family.

# Carbondale, CO

The Town of Carbondale has approximately 380 income qualified rental and for sale affordable housing units. These units have been developed through the Town's Inclusionary Zoning Ordinance and partnerships with nonprofit, public and private development projects. This represents about 15% of the current of the Town's Housing stock. There is roughly 100 more affordable housing units in the development pipeline that will be available in 2-3 years.

Carbondale adopted a Community Housing Plan in January 2023 that includes several pathways to increase the amount of affordable housing within the Town and the region. The Town is currently working on the following affordable housing efforts:

- Developing the downtown Town Center site for as much affordable housing as possible. The Town selected ArtSpace to be the developer on the project and they are currently in the community outreach/ pre-development phase late last year. Construction goal 2025.
- Approved the \$28M 50-unit teacher rental housing project by the Roaring Fork School District. The buildings will be all-electric, with no gas hook-ups, and include six electric vehicle charging stations with a conduit for 33 more. Construction started this July.
- As a founding of the West Mountain Regional Housing Coalition (which includes local government in the Roaring Fork Valley and Colorado Mountain College), the Carbondale is working to secure funding for a region wide buydown and down payment assistance program.
- Working to amend codes that could prevent affordable housing development.
- Created a dedicated funding source for affordable housing. Voters to passed a 6% short-term rental tax in support of affordable housing last November (70/30). The STR tax will generate \$100K+ each year for affordable housing efforts. It is not near enough funding, but it can help us as we go after state and federal grants.
- Working with Colorado Association of Ski Towns (CAST) to amend the State Constitution to enable Real Estate Transfer Taxes at the municipal and county level. Aspen is the only community in our valley with a RETT (approved before TABOR amendment prohibited RETT). The Aspen RETT currently generates \$30M annually for affordable housing and other public purposes.



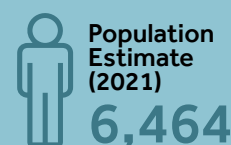
**Owner Occupied Units** **1,553** (54%)

**Renter Occupied Units** **1,080** (38%)

**Vacant Units/ No Use Spec** **180** (6%)

**Vacant/Seasonal Units** **45** (2%)

**Number Of Households\*** **2,633** (92%)



\*Households=Occupied housing units, both owner and renter.

## CONTACT:

Lauren Gister  
Town Manager,  
Town of Carbondale  
lgister@carbondaleco.net  
970.510.1207

## TOWN CENTER PROJECT

### Background

Carbondale was gifted an extraordinary opportunity to develop a project on town-owned land when the "Town Center Property" was donated in December of 2021. Carbondale Town Council has directed staff to conduct community outreach to identify what is possible within the known constraints.

### Property

The property is 1.4 acres consisting of 14 parcels.

### Land Use Analysis

Town Center is an excellent development site with good solar potential and views of Red Hill, Mount Sopris, and Basalt Mountain. The property to the south at 579 Main is a privately-owned development site likely to see a three-story building in the future. The site is within walking distance to many downtown and area amenities, including the recreation center, pool, restaurants, shopping, Sopris Park, True Nature Healing Arts, the Rio Grande Trail, and a circulator bus stop at the edge of the property.



# Chaffee County, CO



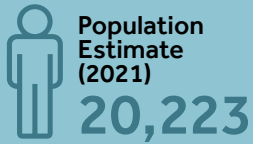
Owner Occupied Units **6,155**  
(57%)

Renter Occupied Units **2,384**  
(22%)

Vacant Units/  
No Use Spec **445**  
(4%)

Vacant/Seasonal Units **1,820**  
(17%)

Number Of Households\* **8,539**  
(79%)



\*Households=Occupied housing units, both owner and renter.

## CHAFFEE HOUSING AUTHORITY

The City of Salida is a member jurisdiction of the Chaffee Housing Authority (CHA), a multijurisdictional housing authority established in 2020. Recently, CHA adopted a 2022-2026 Strategic Plan which includes four overarching strategies:

### Change Government Policies to Make Affordable Housing More Attainable for Renters And Homeowners

CHA's advocacy and policy goal: To represent the housing needs of Chaffee County residents – namely low & moderate-income households, and people employed by Chaffee County employers – in policy and strategy discussions at the federal, state, and local levels. CHA will focus on equity and justice when building housing coalitions.

### Land Use Education and Advocacy

CHA brought a series of land use experts to Chaffee County to inform the county wide comprehensive plan as well as the Chaffee County and City of Salida Land Use Code updates; CHA Director actively participates in these LUC updates.

Build significantly more housing units – especially rentals – to meet the needs of local workers, seniors, and families. CHA's housing development goal: To contribute to the construction of permanently affordable housing units in Chaffee County through public private partnerships.

### Housing Needs Assessment

CHA adopted a Housing Needs Assessment establishing production goals across the income continuum for each participating jurisdiction.

### Establish and Support Local Programs

Rental assistance, homeless prevention, and rapid re-housing – for community members facing housing insecurities. CHA's housing stability program goal: To establish, operate, or promote local programs that will provide housing stability to Chaffee County residents.

### Rental Deposit Guarantee Program:

This program reduces barriers to rental housing access by providing a deposit guarantee to the landlord and allowing the tenant to pay the deposit over the length of the lease.

**Open Doors:** This program incentivizes short term rental owners to rent long-term to people employed by a Chaffee County employer.

Build a sustainable organization with the mandate, expertise, and financing to address affordable housing. CHA's organizational development goal: To operate the organization with the utmost professionalism, financial responsibility, and transparency.

**Continuum of Care:** The CHA has established a Chaffee County Continuum of Care, a collaboration between several supportive service entities, to provide a single point of entry into the supportive service system for households experiencing housing insecurity.

### CONTACT:

Chaffee Housing Authority  
448 E 1st Street, Suite 209  
Salida, CO 81201  
chaffeehousingauthority@  
chaffeecounty.org  
719.530.2590  
chaffeehousingauthority.org

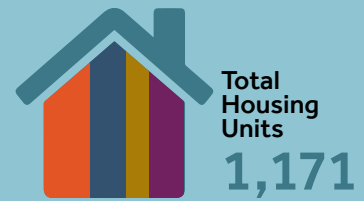


# Crested Butte, CO

The Town of Crested Butte has long enacted regulations to preserve community character and protect the local economy by providing resources for and taking an active role in developing affordable housing. Its first foray into the affordable housing space was in 1990 when the Town adopted a policy that incentivized construction of deed restricted accessory dwelling units. Over the following decades, the Town's housing efforts gained steam with developments, acquisitions, programs, and policies that to date have resulted in a deed restricted portfolio of 323 units, or 25% of the Town's housing stock.

Deed restricted units includes owner-occupied and business-owned deed restricted units, LIHTC rentals partially owned and fully managed by the Gunnison Valley Regional Housing Authority, as well as Town-owned rentals that are occupied by Town employees. Deed restrictions range from simply requiring a unit to be rented under a long-term lease, to homeownership with income restrictions, asset limits, workforce requirements, and appreciation caps. Given the extreme demand, the Town is pursuing multiple strategies to create additional attainable housing options, including:

- Created and adopted a comprehensive plan to that provides a strong framework to help guide decisions surrounding housing and other important community decisions.
- Created a dedicated funding source for affordable housing through excise taxes on STRs.
- Acquire properties well-positioned for workforce housing: Thus far acquisitions include a six-bedroom, bed and breakfast to house seasonal workers and two units for Town employee housing, bringing the total Town employee rental portfolio to 13 units.
- Launched Good Deed – a buy down program like Vail's INDEED or Telluride's YES program.
- Updated STR polices to limit the overall number of licenses to reduce the speculative nature that STR income has on vacation home purchases, and to limit the concentration of STRs on each block face to minimize the negative impacts on the community.
- Updated the ADU policy to encourage more private development of ADUs.
- Partnering with TWG Development to construct a 34-unit 9% LIHTC development with rents and incomes restricted between 30% - 60% AMI.
- With partner High Mountain Concepts, in the entitlement phase for construction of 14 for sale workforce townhomes restricted at 100% - 180% AMI, 16 townhomes to be rented to local workforce without any income restrictions, and four rental units for Town employees.
- To respond to the need for housing as well as other critical community services, the Town is acquiring vacant parcels to landbank for future community development.
- Hired a Housing Director to lead these programs and developments, update policy, and represent the Town in regional housing initiatives and efforts.



<b>Owner Occupied Units</b>	<b>388</b> (33%)
<b>Renter Occupied Units</b>	<b>298</b> (25%)
<b>Vacant Units/ No Use Spec</b>	<b>192</b> (16%)
<b>Vacant/Seasonal Units</b>	<b>293</b> (25%)
<b>Deed Restricted Units</b>	<b>313</b> (46%*)
<b>Number Of Households**</b>	<b>668</b> (59%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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Housing Director,  
Town of Crested Butte  
eganser@crestedbutte-co.gov  
970.349.5338





Total Housing Units  
**1,266**

Owner Occupied Units **244**  
(19%)

Renter Occupied Units **197**  
(16%)

Vacant Units/ No Use Spec **59**  
(5%)

Vacant/Seasonal Units **766**  
(61%)

Deed Restricted Units **64**  
(15%\*)

Number Of Households\*\* **441**  
(35%)



Population Estimate (2021)  
**1,147**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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Town Manager  
njohnson@townofdillon.com  
970.262.3402

# Dillon, CO

## DILLON'S WORKFORCE HOUSING STRATEGIES

Build includes laying foundations on town-owned property, partnering with another entity and acquiring land for future projects.

Buy includes deed restrictions via Summit County's Housing Helps program, as well as buying real estate on the free market and reselling with deed restrictions or

renting long-term to the local workforce.

Assist means looking at down payment assistance plans for town employees, rental assistance measures and setting up master leases with property owners. Master leases could be deed restricted to town or local employees.

## FUNDING ESTABLISHED FOR WORKFORCE HOUSING

- **Short-Term Rental Excise Tax:** town voters approved at 5% excise tax on STRs, the proceeds of which will go towards workforce housing projects. This tax was approved at the 11/8/22 election.
- **Increase in town debt:** Voters approved of the authorization to increase debt of the town up to \$20 million for workforce housing projects. This increase in debt was approved by voters at the 11/8/22 election.

- **5A Funds:** The town's housing fund, or 5A funds, generates approximately \$1 million per year with a current fund balance of around \$5.5 million, according to a staff report. Summit Combined Housing Authority Referred Measure 5A passed in 2006 and extended in 2016 authorizes a sales and use tax of one eighth of one percent (0.125%) to be used for affordable housing purposes.

## DILLON RANGER DISTRICT WORK CENTER WORKFORCE HOUSING PROJECT

The town of Dillon and Summit County government are nearing an agreement will bring the Dillon Ranger District Work Center workforce housing project into its pre-construction phase. The proposed action is to lease the 10.89-acre Work Center property owned by the USFS to Summit County for 50 years. The County, in partnership with the Town of Dillon, has proposed to plan, develop, and operate affordable housing units accessible to Summit County residents as well as Forest Service employees. Plans for the development consist of up to 177 housing units (1-, 2-, and 3-bedroom configurations) in multi-story buildings

with associated residential parking, community center, improved utilities and infrastructure, and public transit and trail connections. The proposed units would be available to the community as long-term, affordable rentals subject to an income qualification to ensure affordability to the residents over the course of the lease. As proposed in-kind consideration for the lease, up to 10 housing units would be reserved for permanent USFS employees and up to 30 beds would be reserved for seasonal USFS employees.

## DILLON CONSIDERING INCENTIVES TO BOOST WORKFORCE HOUSING

Dillon Town Council members are continuing discussions about further steps to increase workforce housing within the town.

Town staff presented various options to the council for consideration. One would work similarly to Breckenridge's Buy-Down Program. The town of Dillon would buy a housing unit at full price and then resell to a member of the local workforce at a reduced rate. The home would

also have a deed restriction to ensure it's available for the workforce. Council members said they were more interested in buying property and then renting it to Dillon locals rather than buying property and then reselling it at a lower price. Whether as rentals or for-sale stock, properties that the town of Dillon would buy would have deed restrictions such as a requirement to work at least 30 hours in Summit County.





# Durango, CO

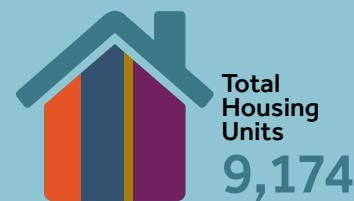
## HOUSING INITIATIVE

The City of Durango wants to do their part in helping to address the housing shortage and increase affordable and workforce housing inventory with a variety of mechanisms and strategies. The *Housing Innovation Division* within the Community Development Department brings a focused effort to addressing the housing crisis currently facing Durango. The key functions of the division include directing, planning, and coordinating Durango's housing initiatives as well as creating and directing overall strategy to strengthen our community's affordability and access to housing.

The City of Durango *2022 Strategic Plan* and *Operating Plan* outline the short- and mid-term objectives, and identify various initiatives and strategies including affordability and economic opportunity to "create housing to enhance multigenerational community workforce, as well as attainable and affordable housing overall."

## 2023 STRATEGIC RESULTS

- Secured 199 affordable and workforce housing units in the following projects:
  - Gauge Apartments Development by Four Points Funding LLC (14 units)
  - Animas City Park Overlook Townhomes Development by ACPO, LLC (10 units)
  - Best Western Motel Conversion (120 units)
  - Twin Buttes Housing Compliance Agreement – former Animas High School Site (30 units)
  - BLD Apartments (25 units)
- Opted into Proposition 123 as additional funding source for affordable housing.
- Received \$120,000 grant from DOLA HB21-1271 Innovative Affordable Housing Planning Grant (IHOP) to update Fair Share Administrative Manual, feasibility study, and update implementation.
- Gained approval of housing-related Code Amendments pertaining to ADUs and launched the ADUs for Locals Rebate Program.
- Established a new Affordable Housing Fee Offset Policy, partly to comply with Proposition 123 state legislation.
- Tracked State and Federal funding opportunities, coordinated with other entities, and submitted for applicable programs
- Submitted LOI for DOLA HB21-1271 Affordable Housing Innovative Strategies and received \$1 million award from this program for Best Western.
- Secured \$3 million HUD grant application for Best Western
- Coordinated \$1.8M CDBG Grant with HomesFund for homeownership assistance programs.
- In coordination with the Southern Ute Indian Tribe, prepared and submitted a request for \$8M in federal funding for Three Springs Village Two Workforce Housing Partnership from Senator Bennet and Senator Hickenlooper's offices.
- Issued Notice to Award for a Lead Developer to partner on developing a residential neighborhood which includes a range of affordable and workforce units on City-Owned Florida Road properties.
- Issued Notice of Award for a developer partner for the Twin Buttes housing compliance project on the old Animas High School site which will result in at least 30 ownership units utilizing cutting edge modular construction technology.



**Owner Occupied Units** **4,492**  
(49%)

**Renter Occupied Units** **3,367**  
(37%)

**Vacant Units/ No Use Spec** **917**  
(10%)

**Vacant/Seasonal Units** **398**  
(4%)

**Deed Restricted Units** **579**  
(7%\*)

**Number Of Households\*\*** **7,859**  
(86%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

### CONTACT:

Eva Henson  
*Housing Innovation Manager,*  
City of Durango  
eva.henson@durangogov.org  
970.375.4857





**Total Housing Units**  
**32,611**

**Owner Occupied Units** | **13,884**  
(43%)

**Renter Occupied Units** | **5,627**  
(17%)

**Vacant Units/ No Use Spec** | **2,422**  
(7%)

**Vacant/Seasonal Units** | **10,678**  
(33%)

**Number Of Households\*** | **19,511**  
(60%)



**Population Estimate (2021)**  
**55,285**

\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

Eagle County Housing Department  
housing@eaglecounty.us  
970.328.8770



# Eagle County, CO

## EAGLE COUNTY COMMISSIONERS FINALIZE PURCHASE OF HOUSING UNITS AT HAYMEADOW

The Eagle County commissioners Tuesday completed a very complicated deal to purchase 43 two-bedroom units in the new Haymeadow subdivision in Eagle. The county is paying \$600,000 per unit for the homes, with a total value of \$26.4 million. The county's total subsidy is expected to be \$6.88 million. The county-purchased units will have permanent

deed restrictions and price caps. Also included in the deal is the agreement that the developer, 7 Hermits Condos, LLC, will deed-restrict the remaining 33 units in the 76-unit first phase of the development. Of those, the town of Eagle will receive 18 price-capped units, nine in the first phase and another nine in future phases.

## MORE EAGLE COUNTY AFFORDABLE HOUSING WITH HAYMEADOW GROUNDBREAKING

Eagle County, the town of Eagle and project managers for the construction company and Haymeadow development broke ground on Haymeadow's 7 Hermits project. The seven buildings that make up Haymeadow's 7 Hermits project will include 76 total units. Forty-three of the units are under contract with the Eagle County Housing and Development Authority to be sold via the Valley Home Store. Fifteen resident ownership units will be available for sale with a deed restriction. The remaining 18 units in 7 Hermits have typical Eagle Local Employee Residency Program deed restrictions. The 76 condominiums that Hermits project will introduce are only the beginning; with the entire Haymeadow project, hundreds more are on the horizon.

Bold Moves – Eagle County's nine Bold Housing Moves programs have together impacted 88 homes, out of the goal to reach 400 rental and owned units by the end of 2023.

Down payment assistance programs have surpassed a fifth of the county's goal to impact 100 homes, with 15 homeowners in Gypsum and Avon taking advantage of the Eagle County Loan Fund & Employee Home Ownership program since the beginning of 2022. An expansion on the loan cap has led to an average loan of \$24,000, with an average resale price of \$494,975. Twenty-one homes total have been impacted by this program since it launched in November 2021.

## EAGLE COUNTY TO INVEST \$30 MILLION INTO HOUSING PROJECTS

Eagle County received \$50 million from the sale of the Lake Creek Village apartments to a Denver firm a year ago. The proceeds were to be used for housing projects and the Eagle County commissioners recently, acting as the county's housing authority, approved the appropriation of more than \$29 million for two housing projects in Eagle. The first project is a partnership between the Eagle County School District and Habitat for Humanity, and the county will provide \$3.28 million to help fund 16 new homes. The county will also provide \$26 million for the purchase of 43 units in the first phase of Eagle's Haymeadow project. The 43 units are part of a 76-unit first phase of the project. The county's participation means all 76 units in the first phase will be

built as all-electric homes. The county's contribution of the upfront funding will be recouped when the units begin selling in 2024. The county's units will be price-capped and deed-restricted. Where the money goes:

- \$3.28 million: Total Eagle County contribution to a partnership with Habitat for Humanity and the Eagle County School District for 16 new homes in Eagle.
- \$26 million: Up-front costs to buy 43 homes in a 76-unit portion of the Haymeadow project in Eagle.
- \$6.88 million: Ultimate county subsidy for those homes after they've been sold and deed-restricted.

# Eagle, CO

The Town of Eagle upholds the principle that a thriving community is one where everyone has access to a safe and affordable home. Through the Local Employee Residency Program (LERP), Eagle has made significant progress towards increasing affordable multi-family (for-sale & rental) options that support Eagle's workforce and residents. It also ensures the properties remain affordable in the future as a valuable community asset. The Eagle Ranch Housing Corporation (ERHC), born of the Eagle Ranch PUD community, also promotes affordable housing and oversees housing policies and programs through the HOA. The Town of Eagle values the positive economic impacts derived from having a range of housing types, costs, and household incomes demonstrated through community vitality and vibrancy.

Eagle continues to partner with the Valley Home Store for administration of its deed-restricted housing stock. Created by Eagle County, the Valley Home Store also assists residents in the buying and renting process, providing educational/counseling support and transaction-only services.

## LAND USE BEST PRACTICES FOR AFFORDABLE HOUSING

In August 2023, Eagle successfully adopted a new land use and development code. Through this process, the Town adopted a suite of best practices including but not limited to:

- Higher density mixed use development in core areas; Density bonus program
- Reduce or eliminate minimum lot size requirements
- Reduce minimum parking standards
- Permit multi-family housing as a use by right in single-family residential zone districts
- Permit ADUs as a use by right in all residential zone districts
- Improved zoning regulations to permit alternative housing options (modular, manufactured, prefabricated homes)
- Require PUDs to include/increase the percentage of integrated affordable housing units
- Establish new mixed-use districts with greater flexibility and development potential

## WORKFORCE HOUSING EFFORTS

Through various housing projects, Eagle has approved entitlements for approximately 1,561 units. In the near-term Eagle will gain an estimated 1,383 new units; 195 of which will be deed restricted as either affordable or resident-occupied. As part of Eagle Town Council's commitment, the Town has contributed over \$589,000 through waived, discounted, or payment in lieu of fees. Those housing projects include:

**Haymeadow.** 837-unit PUD; underway with Phase 1 which will provide 88 multi-family for-sale units, 76 of which will be permanently deed restricted. Affordability was achieved through a partnership with Eagle County who purchased 43 units at an estimated value of \$26.4M and will resell with price-capped deed restrictions to eligible households in Eagle County. The Town of Eagle will receive 18 LERP units for local workforce.

### 435 Eby Creek Apartments.

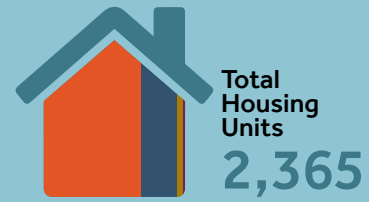
30-unit project with 6 deed restricted as resident-occupied.

### Reserve at Hockett Gulch Apartments.

500-unit PUD; Phase 1 - 216 apartments and a clubhouse - is underway. 45% of the total 500 units will be deed restricted to local workforce with no AMI restriction.

### Habitat for Humanity Vail Valley 3rd Street Housing.

16 deed restricted units at or below 100% AMI. 12 units are reserved for School District staff in perpetuity. Through collaboration with HFHVV and Town of Eagle, the project was awarded \$1.1M through the state's IHOI grant. In addition, HFHVV is partnering with Buena Vista manufacturer Fading West to pilot an innovative modular home approach.



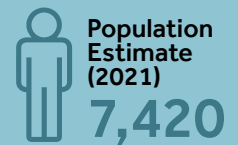
**Owner Occupied Units** **1,619**  
(68%)

**Renter Occupied Units** **598**  
(25%)

**Vacant Units/ No Use Spec** **90**  
(4%)

**Vacant/Seasonal Units** **58**  
(2%)

**Number Of Households\*** **2,217**  
(94%)



\*Households=Occupied housing units, both owner and renter.

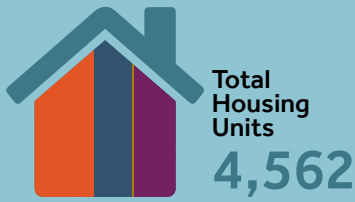
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## WORKFORCE HOUSING PROJECT IN THE WORKS

### West Eagle.

The proposed development will be an infill project of 113 units. Most will be sold at prices to those earning 100%-160% AMI and all units will have a permanent price-capped deed restriction. The development will be electric, net-zero ready at a minimum. This transformational project is led by the Eagle County Housing and Development Authority.



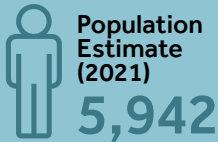
**Owner Occupied Units** **1,927**  
(42%)

**Renter Occupied Units** **1,196**  
(26%)

**Vacant Units/ No Use Spec** **90**  
(2%)

**Vacant/Seasonal Units** **1,349**  
(30%)

**Number Of Households\*** **3,123**  
(68%)



\*Households=Occupied housing units, both owner and renter.

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# Estes Park, CO

## 6E BALLOT MEASURE

House Bill 22-1117, enacted by the State in March 2022, enables the use of lodging tax revenue collected by a local marketing district to address local issues related to workforce housing and childcare. In November 2022, residents of the Local Marketing District in Estes Park overwhelmingly voted to authorize the use of lodging tax revenue for these purposes. The lodging tax rate was increased by 3.5%, resulting in about \$5.5 million a year in revenues. This presents an unprecedented opportunity for the Town, in partnership with the local Estes Park Housing Authority, to implement a variety of strategies to address the acute need for workforce and attainable housing in the community.

The strategies, outlined in a recently completed Housing Needs Assessment and Strategic Plan, focus on preservation of existing housing stock, creating new supply, making changes to the development code to provide incentives to developers to build workforce/attainable housing, and developing programs to provide assistance to those looking to rent or buy but are having difficulties due to the shortage of options and/or affordability.

## SHORT-TERM RENTAL LINKAGE FEE

In March 2022, the Estes Park Town Board passed an ordinance establishing a "Vacation Home Workforce Housing Regulatory Linkage Fee." The ability to do so hinged on the findings of a fee study that demonstrated that the continued operation of vacation homes had a detrimental impact on the availability of workforce housing within the Town. The study quantified the impact and the funds required to address the impact at \$1,390 per vacation home per year. The revenues collected from the new fee, estimated to be approximately \$750,000 per year, must be used to support workforce housing related services and programs.

## PEAK VIEW WORKFORCE HOUSING PROJECT

Peak View Apartments, developed and managed by the Estes Park Housing Authority, is a workforce housing development that opened in July of 2021. There are a total of 26 apartment homes: six 1-bedroom, twelve 2-bedroom, and eight 3-bedroom. Each home includes a full-size washer and dryer within the unit. In order to occupy a unit at Peak View, one occupant (18 years or older) must be employed within the boundaries of the Estes Park School District R-3, for an average of thirty (30) hours a week year-round. Rents are set at approximately 70% of the Larimer County AMI.

## COMMUNITY DEVELOPMENT – CODE UPDATES

The Town's Community Development Department has also been working to increase opportunities for workforce and affordable housing. The recently-adopted Comprehensive Plan (link below) includes land use map revisions, goals, policies, and action items addressing housing. The upcoming Development Code update, which is slated to begin in late 2023, will refine the regulatory framework to further encourage the development of workforce housing. In 2021, a code amendment revised the Town's Accessory Dwelling Unit regulations to allow both attached and detached units into most of the residentially-zoned areas of town, restricts use to long-term rentals only, and provides options for non-conforming lots to seek Conditional Use Permits. Staff has also been working with the Planning Commission to develop missing middle strategies that would enable context-sensitive housing solutions to be developed in the community. These strategies will be incorporated into the Development Code update for further review and consideration by the Town Board of Trustees.

# Fraser, CO

## FRASER RIVER VALLEY PARTNERSHIP FORMED

In late April 2022, the Towns of Fraser, Granby, Winter Park, and Grand County voted to form the Fraser River Valley Housing Partnership. This intergovernmental partnership will work to directly alleviate the 645-730 unit housing gap for our local, year-round residents by advising on housing policy, facilitating collaborative and strategic builder/developer partnerships, providing funding to build housing, purchasing land, leveraging grant funding opportunities, and rehabilitating and maintaining/managing affordable housing properties. This collaborative strategy will result in an increase of housing that is affordable to those critical members of the community – teachers, emergency and public safety personnel, restaurant and retail employees, healthcare workers, and more. To make an impact on the local housing shortage, the Partnership will need at least \$1 million annually. The most efficient and equitable means to raise this revenue is through property taxes.

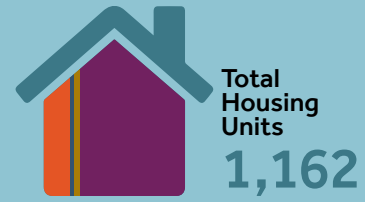
## BALLOT ISSUE 6A PASSES ON NOVEMBER 8, 2022

Fraser voters passed a 2.0 mill levy to fund affordable housing initiatives in the Fraser River Valley. This tax increase is expected to bring in approximately \$1 million annual to be used to construct, develop, plan, finance, acquire, repair, maintain and manage affordable and attainable housing up and down the Fraser River Valley to include the communities of Granby, Tabernash, Fraser, Winter Park and unincorporated Grand County.

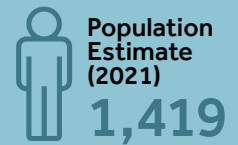
## VICTORIA VILLAGE AFFORDABLE HOUSING PROJECT WILL PROVIDE OVER 100 AFFORDABLE UNITS

The project's groundbreaking is slated for September 2024. The 11.3-acre parcel will include 105 to 130 deed-restricted units, with the potential for commercial or mixed-use properties. Victoria Village also includes 2.6 acres of protected wetlands along Saint Louis Creek, to be preserved as open space for both the public and Village residents to recreate in.

With deed restrictions, only full-time residents who work 30 or more hours per week in Grand County can rent or buy in the development. The town plans to construct high-density apartments, townhomes and some single-family cottage-style homes. They will develop a master plan for Victoria Village starting in January 2023, with stakeholder and community engagement at open houses to be held throughout the year.



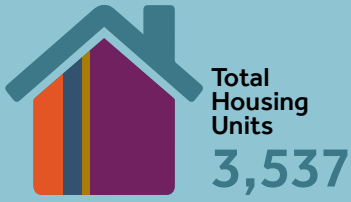
<b>Owner Occupied Units</b>	<b>168</b> (14%)
<b>Renter Occupied Units</b>	<b>273</b> (23%)
<b>Vacant Units/ No Use Spec</b>	<b>38</b> (3%)
<b>Vacant/Seasonal Units</b>	<b>683</b> (59%)
<b>Number Of Households**</b>	<b>441</b> (38%)



\*Households=Occupied housing units, both owner and renter.

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**Owner Occupied Units** **742**  
(21%)

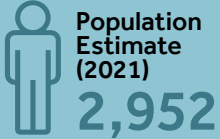
**Renter Occupied Units** **485**  
(14%)

**Vacant Units/ No Use Spec** **174**  
(5%)

**Vacant/Seasonal Units** **2,136**  
(60%)

**Deed Restricted Units** **184**  
(0%\*)

**Number Of Households\*\*** **1,227**  
(35%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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# Frisco, CO

With 154 workforce housing units occupied, and another 116 in the planning or construction phase, Frisco recognizes the importance of providing affordable housing for our local workforce. With a variety of unit types and deed restrictions, the Town strives to meet a range of housing needs. Our community is a better and more vibrant place with a workforce who can afford to live and raise their families here.

## RECENT SUCCESSES

### Granite Park

Granite Park, a partnership between Colorado Department of Transportation (CDOT) and the Town, is a workforce housing project under construction in 2023 for 22 workforce units with a variety of unit sizes ranging from studios to 2-bedroom units. Construction is expected to be completed in 2024.

### 602 Main Street

The Town recently partnered with Summit County to purchase land owned by the Colorado Division of Labor and Employment to acquire state surplus property for workforce housing development. This innovative project is for affordable housing through the federal low-income housing tax credits ("LIHTC"). The Town has contracted to NHP, a nonprofit corporation, to develop the property with approximately 54 units which will be rentals to various low area median incomes ("AMI"), averaging 60%. The project has begun going through the Planning Review process and is expected to have construction started in 2024.

### 101 West Main Street

The Town recently purchased a 0.83 acre property that will be a mixed-use

development containing approximately 49 residential units with a combination of studio, 1-bedroom, and 2-bedroom units through the federal low-income housing tax credits ("LIHTC"). This project is in the early planning stages in 2023.

### Land Use Code Revisions

In April 2023, the Town adopted amendments to the Town Code concerning affordable housing incentives. As a tool to encourage affordable housing projects, these amendments allow incentives to developments that are proposing all affordable housing units (as defined in the Ordinance). Incentives include, but are not limited to: increased density, increased lot coverage, reduced setbacks, increased building height, and parking reductions.

The Town is moving forward with code amendments to the Planned Unit Development (PUD) Overlay District. Proposed amendments will allow developments proposing workforce housing to apply to be rezoned to a PUD which may allow reduced setbacks, parking reductions, etc.

## FINDING HOUSING SOLUTIONS

### Housing Helps

Housing Helps, authorized by Resolution 21-17, is a program where the Town provides cash for a deed restriction in order to incentivize real estate buyers and homeowners to deed restrict their properties to maintain and sustain homes for locals working in the community.

### Frisco Housing Locals Program

The Town has approved long-term rental incentive program that aims to increase the number of long-term rental units available to the local workforce. The program offers financial incentives to homeowners who are currently making

their properties available in the short-term rental market, in order to convert them into long-term rentals.

### Bonus Density

Frisco's land use regulations provide a "bonus density" incentive for the development of workforce housing units. The code allows for an unlimited number of additional "bonus" units within a development as long as 50% of the additional bonus units are deed restricted.

# Glenwood Springs, CO

## HOUSING POLICY CHANGES

### Voluntary Deed Restriction Program

In 2018, Council passed a Voluntary Deed Restriction program to incentivize attainable workforce housing. The City grants waivers for all system improvement fees in exchange for a 30-year deed restriction limiting rent to what is affordable to tenants earning 100% AMI. The City has 41 units that are currently active in the program. Local participating entities include the School District and a major employer providing housing to their employees.

### Vacation Rental Regulations

In 2019, after an extensive public engagement process, Council approved substantial changes to vacation rental permit regulations including implementing a City-wide cap on the number of permits, as well as a 250-foot buffer requirement. The regulations have been successful in limiting the number of new permits and decentralizing neighborhoods with high concentrations.

### Accessory Dwelling Units

In 2020, City Council approved changes to the Accessory Dwelling Unit code requirements to encourage production of ADU's in the City. This included larger size allowances, reduced setbacks, changes to lot standards, and changes to nonconforming structure regulations to allow existing structures to redevelop to ADU's easier.

### Inclusionary Housing Requirements

In 2021, City Council approved reinstating Inclusionary Housing Requirements to

the Municipal Development Code. This included a requirement for any residential project including 10 units or more to deed restrict 20% of the units for Resident Occupancy, and 10% of the units to 100% AMI affordability levels. This included for-sale and for-rent units. This has resulted in 15 resident occupancy deed restricted units, of which 7 are deed restricted to 100% AMI.

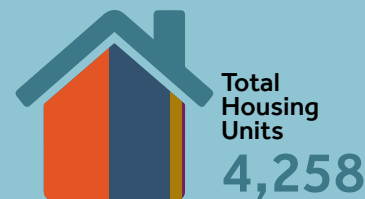
An update to the Inclusionary Housing requirements was approved in 2023 to increase the percentage of units deed restricted to 100% AMI affordability from 10-20% for rental units. For sale units remain at 10%.

### 2C Affordable Housing Fund Ballot Measure

In November of 2022, residents of Glenwood Springs approved a ballot measure increasing the lodging tax by 2.5% to fund and Affordable and Workforce Housing fund. The City has appointed a 7-member Commission to oversee a Housing Fund Plan and implementation of the funds.

### Current Workforce Housing Projects

Glenwood Springs has 48 deed restricted attainable housing units either built or being built, restricted to 100% Area Median Income located in various developments around the City. Most of these units are in the Voluntary Deed Restriction Program (41) with the remainder required from the Inclusionary Housing requirements of the municipal code.



Owner Occupied Units	<b>1,973</b> (46%)
Renter Occupied Units	<b>1,789</b> (42%)
Vacant Units/ No Use Spec	<b>356</b> (8%)
Vacant/Seasonal Units	<b>140</b> (3%)
Deed Restricted Units	<b>72</b> (2%*)
Number Of Households**	<b>3,762</b> (88%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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## WORKFORCE HOUSING PROJECTS IN THE WORKS

### 8th & Midland Habitat for Humanity Project

8 condominium homes restricted to families earning between 80% of the Area Median Income (AMI) and restricted to people in the local workforce. The project has received approval and expects to break ground by Fall 2023.

### The Benedict

The Arch Diocese Housing Division received approval of Low-Income Housing Tax Credits for a 34-unit Senior Housing project. The applicant has submitted plans for review and approval by City Council. The proposed project will serve low-income seniors from 30% to a maximum of 80% AMI.



# Grand County, CO

## GRAND COUNTY HOUSING AUTHORITY

Grand County Housing Authority is a County formed Housing Authority in beautiful Grand County Colorado. Established in 1977, we provide down payment assistance loans, hold restrictive covenants, own and manage two Senior housing properties, own and manage a workforce housing property and own an assisted living center. We partnered on a LIHTC project in Fraser that will bring roughly 60 additional affordable housing units to Grand County this year. We administer the Section 8 Housing Choice Voucher program of Grand County and five surrounding counties. It is our goal and mission to provide and administer affordable housing for Seniors and Grand County residents.



Owner Occupied Units **4,199**  
(25%)

Renter Occupied Units **1,642**  
(10%)

Vacant Units/  
No Use Spec **1,140**  
(7%)

Vacant/Seasonal Units **9,610**  
(58%)

Number Of Households\* **5,841**  
(35%)



\*Households=Occupied housing units, both owner and renter.

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Grand County Housing Authority  
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# Gunnison County, CO

The Gunnison County Board of Commissioners, in the 2022 Gunnison County Strategic Plan, have adopted a strategic goal of developing 300 new, affordable housing units by 2030. Since 2018 the County has developed 88 new affordable housing units. There are currently an additional 279 units in various stages of entitlement and/or development. Gunnison County and its local partners commissioned the "Gunnison Valley Housing Needs Assessment" in 2016 and the "Gunnison Valley Housing Market Update" in 2021. Gunnison County is currently developing the Sawtooth project which includes 48 units of deed-restricted workforce housing in the City of Gunnison. The housing is being developed on land that has been owned by the County for a number of years, is currently vacant, and has been previously been used as an occasional overflow parking area for the adjacent Gunnison County Fairgrounds. This is an infill project which takes advantage of existing utilities, R-2 and R-3 zoning, and maximizes land in the City of Gunnison. The site is near free public transit, grocery stores, and downtown Gunnison. The first phase of Sawtooth includes eighteen units – six duplexes (twelve three-bedroom units and six one-bedroom units) which are expected to be occupied by fall 2023. The second phase is currently in design and is expected to include thirty multi-

family units ranging from studios to two-bedrooms units. All of the units are and will be manufactured in Colorado. Gunnison County has partnered with Fading West Development in Buena Vista to manufacture all of the units. This has created a substantial time efficiency for the development which will allow residents to move into the units within six months of groundbreaking. All Sawtooth units will be retained by Gunnison County and will be rented to County employees and to the qualifying general public that meets income and work requirements. This project is unique because the County was able to utilize all of its ARPA funding allocation to pay for a substantial portion of the project which, along with several other funding sources, will allow the County to create a revenue stream from the project that can then be utilized for other affordable housing development. The County was successfully able to leverage a one-time source of funds (ARPA) to create a significant and lasting investment in workforce housing. Sawtooth will meet 2021 International Energy Code, is all electric, and will utilize air source heat pumps, solar arrays, and geothermal to create a net-zero project. Gunnison County has received funding support from the State of Colorado for development of the geothermal well fields and solar arrays along with other infrastructure improvements through the Energy Impact Assistance Fund.



<b>Owner Occupied Units</b>	<b>4,534</b> (38%)
<b>Renter Occupied Units</b>	<b>2,566</b> (21%)
<b>Vacant Units/ No Use Spec</b>	<b>1,248</b> (10%)
<b>Vacant/Seasonal Units</b>	<b>3,658</b> (30%)
<b>Number Of Households*</b>	<b>7,100</b> (59%)



\*Households=Occupied housing units, both owner and renter.



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**Total Housing Units**  
**2,790**

**Owner Occupied Units** **1,040**  
(37%)

**Renter Occupied Units** **1,462**  
(52%)

**Vacant Units/ No Use Spec** **45**  
(2%)

**Vacant/Seasonal Units** **243**  
(9%)

**Number Of Households\*** **2,502**  
(90%)



**Population Estimate (2021)**  
**6,459**

\*Households=Occupied housing units, both owner and renter.

# Gunnison, CO

A leading priority for the City of Gunnison is creating greater diversity in the local housing inventory and securing more housing as attainable for the workforce. The 2020 Comprehensive Plan as well as the City Council's Strategic Plan prioritizes affordable workforce housing. In 2021, a new market analysis was done by the Gunnison Valley Regional Housing Authority, which concluded that 920 housing units (at the time of the report) need to be built to both catch up and keep up with housing demand. More dramatically, over the last two years the lack of housing supply has been seen in the "for sale" and "for rent" ads in the paper.

## AFFORDABLE & WORKFORCE HOUSING INCENTIVES

Affordable housing and workforce housing availability has been identified as a central issue during nearly every public engagement process within the City. Ensuring the continued availability of attainable housing in our community is central to fostering racial and cultural equity, inclusivity, and diversity, and is a central component of our community's

ongoing resiliency. In 2023, the City adopted an incentives provision that allows workforce and affordable housing as a by right use for residential purposes in applicable zone districts, expedites the review process, waives building permit fees, reduces investment fees, allows maximum density, and reduces off-street parking requirements.

## EFFECTIVE PARTNERSHIPS: LAZY K PROJECT

The City committed approximately 5 acres of City-owned land for to assist with addressing the housing demands. The remainder 10 acres of the site is a community park and wetlands mitigation adjacent to the Gunnison River. The project, Lazy K, is an attainable/workforce, for-sale housing development that includes development of 44 deed-restricted homes and 21 market rate homes. Of the deed restricted inventory, 26 homes are restricted to households making at or below 80% AMI, and 18 homes are restricted to households making at or below 120% AMI.

Subdivision and rezoning of the site were required and construction included upgrading and installing new infrastructure on site to support the project, remodeling five existing cabins and a former restaurant building, building on an existing foundation, construction of new townhomes, duplexes, and cottage homes.

The project was developed through a partnership between the City of Gunnison and High Mountain Concepts (Lazy K Development, LLC), who served as the General Contractor. The City installed all utilities, infrastructure, pathways, and park facilities necessary to support the project. High Mountain Concepts completed all vertical construction, and the Gunnison Valley Regional Housing Authority facilitated all real estate transactions, including homebuyer education, down payment assistance as needed and long-term management of the deed restrictions on each home.

Lazy K was financed through the City of Gunnison's general funds and a CDBG grant from DOLA's Division of Housing to complete the site work and infrastructure. Home construction was financed by High Mountain Concepts, whose investment was repaid through home sales. The grant funded \$1,320,000 for toward infrastructure costs and the estimated total project cost was three million.

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# Gypsum, CO

## HOUSING MARKET STRATEGIES

(From the Town of Gypsum's 2017 Master Plan)

Given Gypsum's longtime role as a bedroom community in the Eagle County resort economy, it is clear that the valley's high priced housing market has played a significant role in shaping the town, its economy, and the local housing market. An effective local housing strategy should account for the significant regional market dynamics at play, and the challenges and opportunities that come with them.

The four strategies below support the community and economic development goals in the Town of Gypsum Mast Plan, while responding to the market and economic trends outlined in the plan:

- Encouraging a range of housing choices
- Leverage strong housing demand to catalyze investment in strategic areas
- Encourage walkable neighborhoods
- Work with regional partners to address valley-wide affordability issues

## TOOLS THE TOWN HAS IMPLEMENTED

Per the 2017 Master Plan, some tools the town is currently using, or considering using in the future, to encourage affordable workforce housing include:

- Allowing Accessory Dwelling Units (ADUs) – the town has made it easier to build these units in the future and have waived water and sewer tap fees
- Building heights – increased building heights in mixed use zone areas
- Parking requirements – reduce in some cases to make projects more feasible
- Development approval process – allows for combined application procedures to speed up reviewing process

## WORKFORCE HOUSING PROJECTS IN THE WORKS OR COMPLETED

### Siena Lake

170 acre site. Plan calls for 603 units, 362 of which will be in a 55-plus community. Will also include 209 "mountain cottage" units.

### Mountain Gateway at Buckhorn Valley

Consists of 48 multi-family units. Twelve buildings, each with four units, just completed two bedroom, 700 square feet condos located next a future school site.

### Spring Creek Village

Complete 282 apartment units in 2022.

### Habitat for Humanity at Stratton Flats

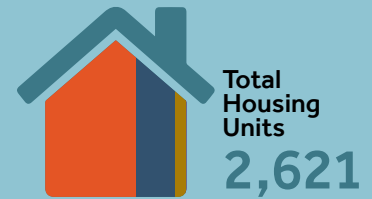
76 Duplex units under construction (half-way completed).

### Habitat for Humanity at Grace Avenue

Completed 12 duplex units.

### Downtown Development Project

400+ new residential units as part of plan to construct Gypsiums downtown area.



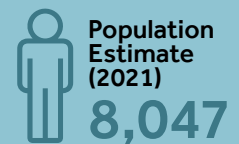
Owner Occupied Units **1,672**  
(64%)

Renter Occupied Units **724**  
(28%)

Vacant Units/ No Use Spec **185**  
(7%)

Vacant/Seasonal Units **40**  
(2%)

Number Of Households\* **2,396**  
(91%)



\*Households=Occupied housing units, both owner and renter.

### CONTACT:

Lana Bryce  
Community Development Director,  
Town of Gypsum  
lana@townofgypsum.com  
970.524.1729





Total Housing Units  
**880**

Owner Occupied Units **582**  
(66%)

Renter Occupied Units **208**  
(24%)

Vacant Units/ No Use Spec **75**  
(9%)

Vacant/Seasonal Units **15**  
(2%)

Number Of Households\* **790**  
(90%)



Population Estimate (2021)  
**2,116**

\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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# Hayden, CO

## TOWN OF HAYDEN FORMS HOUSING AUTHORITY

Hayden’s Municipal Housing Authority, which Town Council created last summer modeled after Breckenridge’s municipal housing authority. He said the municipal authority allows the town access to more funding streams for affordable housing than Hayden would otherwise be able to find on its own.

Hayden is not part of the Yampa Valley Housing Authority. Unlike YVHA, which collects a one-mill property tax, Hayden’s housing authority does not have a direct funding source.

## KEY MILESTONES

- June 2022: Present Draft Housing Needs Assessment to Town Council and Planning Commission
- August 2022: Review Draft Housing Action Plan with the Housing Needs Assessment Steering Committee
- Late Summer 2022: Present Draft Housing Policies to Town Council
- November 2022: Adopt New Housing Policy. Hayden Town Manager Mathew Mendisco said the town’s housing needs assessment found Hayden needs around 150 to 250 more housing units over the next five years. That study took into account the need based on businesses within five miles of Hayden.

## AFFORDABLE ATTAINABLE HOUSING POLICY PROJECT

Housing and building costs continue to rise and the Town is continuing to work on several ideas to support affordable and attainable housing. Currently the Town is in the process of completing a 100% grant-funded Housing Needs Assessment and Action Plan that will guide recommended housing strategies. We encourage every neighbor to join Town Council meetings to share ideas and ensure we are truly hearing all voices on this important topic.

## HAYDEN APPROVES 109-UNIT DEVELOPMENT

Despite staunch opposition, members of the public and council said the project was vital to Hayden’s life after coal.

<https://www.steamboatpilot.com/news/hayden-approves-109-unit-development-in-meeting-focused-on-the-towns-future/>

*“We had 14 teachers that couldn’t find a place to live,” Council member Bob Reese said. “If they live in Steamboat, or if they live in Craig or if they’re living in the back of their car, they’re not going to be a part of our town.”*

*“Kids are our future, and if we don’t educate them, we don’t take care of them, we don’t give them a place to live, we’re going to be another Craig,” Reese continued. “Craig is failing. Craig is going downhill and that is just next door. We need this project.”*

Hayden does have an inclusionary zoning policy, which requires a certain number of affordable units, a fee in lieu or another “significant community benefit.” For that benefit, project developer Joe Armstrong said they are working to provide space for Totally Tots and Totally Kids, a child care provider that operates out of the adjacent Hayden Center. As for cost, Armstrong said they are still working on price points for the development, but they are hoping to reach affordability metrics for up to 20% of the units. Armstrong also said the development team is talking about selling some of the units and potentially earmarking some for teachers, police officers and other civil servants in town.

## HAYDEN REZONES 23 ACRES TO MAKE WAY FOR 180-UNIT AFFORDABLE HOUSING PROJECT

Hayden Town Council has approved the rezoning of a 23-acre parcel, paving the way for a 180-unit affordable housing development along U.S. Highway 40 on the west side of town. Developer Gorman and Co., plans to partner with Hayden’s new housing authority for the mixed-use development, which is still in the early planning stages. Gorman plans to apply for a low-income housing tax credit from the Colorado Housing and Finance Authority for the project early in 2023. Similar tax credits have been used to build affordable housing projects in Steamboat. Also, Hayden Town Council has approved having the town apply for a transformational housing grant from the Colorado Department of Local Affairs, which would be used for planning on the project.

# Jackson, WY

The Town of Jackson and Teton County's approach to address affordable workforce housing supply is multifaceted and includes zoning incentives and requirements, planning exemptions to expedite the entitlement process for deed restricted developments, public-private partnership developments, and preservation of existing housing stock.

The 2:1 Workforce Housing Density Bonus Tool was created as part of the 2018 zoning update to the Town of Jackson Land Development Regulations. The purpose of the 2:1 Workforce Housing Density Bonus Tool is to encourage development, especially by the private sector, of additional Affordable or Workforce housing units by allowing additional unrestricted floor area. It is a very important tool for the Housing Department and local non-profit housing developers to maximize the number of units allowed on a site for a 100% deed restricted housing development.

Since implementation: 57 deed restricted units have been created, 49 deed restricted units are under construction, and 178 new deed restricted units are in the planning pipeline.

The 2018 zoning update also included planning exemptions for affordable workforce housing developments, allowing deed restricted developments to go straight to building permit (bypassing sketch plan and development plan).

In 2016, the Jackson/Teton County Housing Department was created. The department primarily creates housing through public-private partnerships where the public sector provides land and sometimes funding for a development and partners with a private developer who brings their own equity and financing to build the project.

Since 2016, there has been a 50% increase in affordable workforce housing production through public-private partnerships.

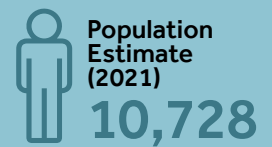
The Housing Department also invests in existing housing to permanently deed restrict it for local workers and their families. The Housing Preservation Program permanently protects existing housing stock for the local workforce through down payment assistance to new homebuyers, deed restriction purchase from existing homeowners, or funding to employers or other entities purchasing Workforce Rental units.

The Housing Department has two deed restricted housing programs. Both programs require the household to work full-time locally and to live in their home full-time.

The Affordable Program is income and asset restricted, serving households earning <120% MFI.

The Workforce Program serves households earning too much for the Affordable Program but not enough to afford the market where the median home costs over \$3 million.

The Housing Department currently has three public-private partnerships under development that will create 123 new homes for local workers and their families and just acquired a 5.15-acre parcel in the Town of Jackson for a future affordable workforce neighborhood that will be close to local convenience, jobs, recreational amenities, multimodal transportation, and the library.



\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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Affordable Housing Dept.  
ahnorton@tetoncountywy.gov  
307.732.0867





**Total Housing Units**  
**3,835**

**Owner Occupied Units** **1,109**  
(29%)

**Renter Occupied Units** **458**  
(12%)

**Vacant Units/ No Use Spec** **169**  
(4%)

**Vacant/Seasonal Units** **2,099**  
(55%)

**Number Of Households\*** **1,567**  
(41%)



**Population Estimate (2021)**  
**3,448**

\*Households=Occupied housing units, both owner and renter.

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Housing Strategist,  
City of Ketchum  
cconnelly@ketchumidaho.org  
208.727.5088

**Goal 5: Inform, engage + collaborate.**

Launched speaker series at the local library. Guest speakers also present at, and participate in, our quarterly implementation partner meetings.

Updated the housing needs assessment, identifying people's needs and preferences, demand for different programs, and primary barriers to housing.

Ketchum's housing department is now staffing the Blaine County Housing Authority, which means sharing resources including policy expertise, accounting, IT, and communications.

# Ketchum, ID

Ketchum is now implementing its first Housing Action Plan as adopted on May 9, 2022. This community-designed and -driven plan takes a holistic approach to address the housing crisis in Ketchum and Blaine County. In May 2023, voters passed a ballot measure for a proportion of Local Option Tax Funds to be devoted to housing, which will bring in an anticipated \$1.4 million in FY2024.

The one-year progress update, available at [projectketchum.org/housing-matters](https://projectketchum.org/housing-matters). In summary,

- 21 community homes in Ketchum constructed, preserved, or converted
- 148 community homes in progress in Ketchum (70 under construction, 78 under review)
- Directly assisted 85 households & increased support for an additional 260 households facing displacement, countywide
- Housing team raised \$1.7 million in funding for housing efforts, countywide

## GOALS & STRATEGIES FOR ADDRESSING THE COMPLEX HOUSING CRISIS

**Goal 1: Produce + preserve housing.**

The City of Ketchum needs a minimum of 660 preserved, converted, or new homes in the next 10 years to meet demand.

Once we complete a land use analysis on publicly owned land, we will begin RFPing additional parcels for deed-restricted housing development. There are two lots already in progress, for 30% and 140% area median income households.

We are launching an Ownership program, where we will provide a financial incentive in exchange for a deed restriction.

We will continue to incentivize long-term rentals through the Lease to Locals program with Placemate. Since the October 2022 launch, we have converted 14 formerly vacant/short-term rented homes to house 30 locals.

We are exploring purchasing or master leasing older hotels/motels to be used as transitional housing.

**Goal 2: Update policy to promote community housing.**

We have adjusted this goal since last year to specify that we aim to promote community housing, which for our area means that it is deed restricted for locals' use. Studies from Jackson/Teton County, and an older study from our County, finds that new development exacerbates need for affordable homes.

Housing staff are working closely with the Planning team to update code and processes. Community housing

will be an integral part to our updated Comprehensive Plan and codes.

Housing staff are beginning analysis of impediments to housing choice. Outputs will help determine which policies, ordinances, and code need to be updated.

**Goal 3: Expand + improve services to create housing stability.**

Our draft Emergency and Transitional Housing Plan identified that we have over 200 people unhoused any given night throughout Blaine County. About 40% of our residents are housing instable and/or cost burdened.

We are hiring a Housing Coordinator who will project manage implementation of the Emergency and Transitional Housing Plan as well as create and maintain a housing navigation system.

The Housing Navigation System includes a common pre-application countywide, so that we can quickly identify homeless community members and refer people to housing which they might be eligible for.

We continue to support a mediation program that arbitrates between landlords and tenants before and during eviction.

**Goal 4: Expand + leverage resources.**

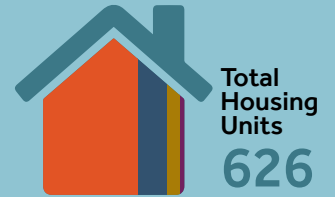
Housing staff and partners succeeded in raising \$475,000 for housing from state resources. Efforts also succeeded in passing local option taxes countywide, estimated to bring in about \$2 million in the first year.

# Kremmling, CO

Reviewing 2014 Comp Plan and Land Use Codes to streamline and encourage strategic development for the needs and desires of the community.

Encouraging developers to build workforce housing options into proposed projects.

Adding ADUs into the land use code.



**Owner Occupied Units** | **416**  
(66%)

**Renter Occupied Units** | **127**  
(20%)

**Vacant Units/ No Use Spec** | **56**  
(9%)

**Vacant/Seasonal Units** | **27**  
(4%)

**Number Of Households\*** | **543**  
(87%)



\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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Town Manager,  
Town of Kremmling  
manager@townofkremmling.org  
970.531.6343





**Total Housing Units**  
**1,377**

**Owner Occupied Units** **876**  
(64%)

**Renter Occupied Units** **246**  
(18%)

**Vacant Units/ No Use Spec** **17**  
(1%)

**Vacant/Seasonal Units** **238**  
(17%)

**Number Of Households\*** **1,122**  
(81%)



**Population Estimate (2021)**  
**2,623**

\*Households=Occupied housing units, both owner and renter.

# Leadville, CO

The City of Leadville, like many mountain towns, is actively working to address the shortage of workforce housing in the community. The city is addressing this need by, among other things, (1) obtaining and developing workforce housing stock, (2) creating a regional housing authority and, (3) regulating short-term rentals.

## WORKFORCE HOUSING STOCK

The city recently purchased a five bedroom five-and-a-half-bathroom Victorian home on Leadville's historic banker's row for workforce housing.

This home is ideal for workforce housing as each bedroom has its own private bathroom and the home has a large eat-in kitchen. The home also has a fenced yard with a large patio and is within walking distance to City Hall and downtown Leadville. This stately home was previously used as a bed and breakfast and so, the city's purchase of this home has converted vacation rental stock to workforce housing stock for local residents.

The city is also the owner of a .59 acre parcel of land in the new Railyards development located just at the city's northern entrance. This parcel will be developed into affordable housing and the city is pursuing acquisition of an additional parcel in this development for the same purpose.

## REGIONAL HOUSING AUTHORITY

In 2022, the city (along with Lake County) hired its first Housing Director, Jackie Whelihan. The Housing Director is working with the Southern Colorado Economic Development District (SCEDD) county to create a city/county regional housing authority. The goal of the Housing Authority is to offer the following housing programming:

- First time home buyer education
- Home buyer down payment assistance
- Energy rehabilitation
- Mobile home rehabilitation
- Deed restriction purchase programs
- Senior Housing
- Homeless and emergency services
- Other programs as deemed necessary by the board

## SHORT-TERM RENTALS

After research and feedback from a [2018 Lake County Housing Needs Assessment](#), the city created its first short term rental licensing process and policy. The goal of these regulations was to maintain community character, to gain data points for future policy direction, and to provide options for economic vitality and growth.

Owners or local agents of short-term rentals must obtain a license for each proposed short-term rental unit. There are a maximum number of certain licenses available per year (from May 1 through April 30), which are equal twelve percent (12%) of the total number of residential parcels within the city. The total number of residential parcels is determined by information from the Lake County Assessor. A sale of a home, or transfer of ownership of a home does not include the short-term rental license. Further, no license issued is transferable from one person to another or from one location to another. The city contracts with LodgingRevs to administer its licensing program.





# Mammoth Lakes, CA

## MAMMOTH LAKES HOUSING PROGRAM

The goal of the Mammoth Lakes' housing program is to provide safe, decent, and affordable housing to meet the needs of existing and future residents, with the current focus being on rapidly expanding the availability of affordable workforce housing throughout the community in the near-term to support housing at all economic levels. The Town completed a [Community Housing Action Plan in 2017](#) which set a goal of providing 200-300 community housing units within five years through a combination of new development, redevelopment, housing programs, and policies. As of August 2022, there are 271 affordable units either under construction, entitled, or recently acquired through a buy-down program. The following summarizes the Town's current housing projects that are being implemented through our Housing Now! Initiative.

## THE PARCEL

The Parcel development is a 25-acre vacant site centrally located within the Town that is intended for affordable housing development. The Town acquired the site in 2018 and subsequently launched a comprehensive planning process to determine how best to develop the site. The 2021 Parcel Master Plan allows for up to 580 permanently affordable housing units on the site that will be restricted to households earning 120% or below of the AMI, with the majority being restricted to 80% AMI and below. Phase 1 of the Parcel consists of 81 rental units (80 affordable; 1 manager's) consisting of studio, 1-br, 2-br, and 3-br units. Construction began in fall 2020 and anticipated occupancy is fall 2023. Funding for Phase 1 of the project consists of Town general funds and CA State grant funding including \$38.6M from the CA Housing Accelerator Program and \$20.6M from the CA Infill Infrastructure Grant program. Phase 2 of the Parcel consists of 148 rental units (146 affordable; 2 manager's) and site grading is expected to begin in fall 2022. Construction and the target occupancy date will be dependent on when all the funding is secured for the project. Future phases will provide up to 350 additional affordable units.

## ACCESS APARTMENTS

The Access Apartments project is a partnership project being developed by our local housing non-profit, Mammoth Lakes Housing (MLH). The project will convert two existing commercial buildings into 11 one-bedroom affordable rental units available to households earning no more than 80% AMI. Construction is anticipated to begin in spring 2023 with an estimated occupancy date of spring 2024. Funding for the project consists of MLH funds, Town general funds, and approximately \$6.5M in Federal grant funding.

## INNSBRUCK AFFORDABLE HOUSING PROJECT

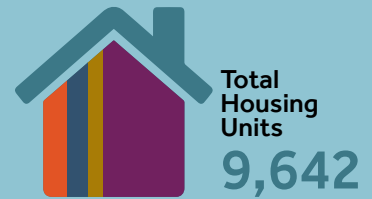
The Innsbruck project is an adaptive reuse project being developed by our local housing non-profit, Mammoth Lakes Housing, that will convert an existing hotel into a 16-unit affordable apartment project. The units will be available to households earning no more than 80% AMI. Construction is anticipated to begin in fall 2022 with an estimated occupancy date of spring 2023. Funding for the project consists of \$4.7M in CA State Project Homekey funds, Town general funds, and Mono County general funds.

## JOAQUIN PLANNED UNIT DEVELOPMENT

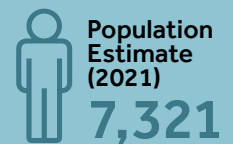
The 60 Joaquin project is a Town-sponsored affordable housing project that will provide four affordable ownership units on a 0.2-acre vacant site. The units will be targeted to households earning between 120% - 150% AMI. Construction is anticipated to begin in fall 2022 with an estimated occupancy date of fall 2023. Funding for the project is coming from Town general funds.

## BRIDGE PROGRAM

The Bridge Program is a partnership program between the Town and Mammoth Lakes Housing aimed at increasing the number of affordable ownership units within the Town through the purchase of existing market-rate homes that are then deed restricted and sold to qualified households at a subsidized price. Qualified households can make no more than 120% AMI to be eligible. The goal for the program is to maintain an average subsidy of \$100,000 - \$150,000 per unit and to convert 12 units by the end of 2023.



<b>Owner Occupied Units</b>	<b>1,678</b> (17%)
<b>Renter Occupied Units</b>	<b>1,394</b> (14%)
<b>Vacant Units/ No Use Spec</b>	<b>1,019</b> (11%)
<b>Vacant/Seasonal Units</b>	<b>5,551</b> (58%)
<b>Number Of Households*</b>	<b>3,072</b> (32%)



\*Households=Occupied housing units, both owner and renter.

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Community & Economic  
Development Director,  
Town of Mammoth Lakes  
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Total Housing Units  
**522**

Owner Occupied Units **223**  
(43%)

Renter Occupied Units **142**  
(27%)

Vacant Units/ No Use Spec **58**  
(11%)

Vacant/Seasonal Units **99**  
(19%)

Number Of Households\* **365**  
(70%)



Population Estimate (2021)  
**1,084**

\*Households=Occupied housing units, both owner and renter.

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# Minturn, CO

The Town of Minturn is currently working to develop and adopt policies and regulatory tools to encourage and, in some cases, require the provision of more attainable, workforce housing within the Town of Minturn. Town officials have been reviewing local housing needs, barriers and trends along with potential regulatory tools and incentives to address issues related to the provision of housing attainable to the Town's residents since March 2019.

## MINTURN HOUSING ACTION PLAN

[https://www.minturn.org/sites/g/files/vyhlf3486/f/uploads/minturn\\_draft\\_housing\\_action\\_plan\\_may\\_2019.pdf](https://www.minturn.org/sites/g/files/vyhlf3486/f/uploads/minturn_draft_housing_action_plan_may_2019.pdf)

Priority housing tools for Minturn

Planning Commission and City Council reviewed 18 potential tools to use in pursuit of community housing goals. Tools were ranked, with "yes" votes indicating a priority for Minturn and "no" votes indicating not a good fit for Minturn.

Rank	Tool	Type	"yes"	"no"
1	Accessory Dwellings	Incentive	8	
2	Inclusionary Housing	Regulation	5	
3	Home Buyer Assistance	Public/non-profit initiative	5	
4	Public Land/Private Developer	P3	5	
5	Employer Assisted Housing	P3	5	
6	Annexation	Policy	4	
7	Short-Term Rental Management	P3	4	
8	Density Bonus	Incentive	4	
9	Housing Rehabilitation and Weatherization	Public/non-profit initiative	3	
10	Small Scale Development for Low Income Buyers	Public/non-profit initiative	2	
11	Zoning for Affordability	Incentive	3	2
12	Residential Linkage	Regulation	2	1
13	Senior Housing	Public/non-profit initiative		
14	Public Sector Development	Public/non-profit initiative		1
15	Land Banking	P3		3
16	Acquisition of Market Units	Public/non-profit initiative		4
17	Fee Waivers	Incentive	1	5
18	Commercial Linkage	Regulation		6

The nine tools in green were then further developed and discussed at a housing workshop. The outcome of the workshop created two tiers of priority within the nine tools, and identified local considerations and next steps for each tool. Through the workshop discussion, consideration of commercial linkage for large scale commercial development was also recommended to be considered as a tier 2 tool.

We currently do not have any existing workforce housing projects that have been approved, however we have a couple of open applications that are proposing percentages of Local's Housing should they be approved.



# Moab, UT

## AFFORDABLE HOUSING: WALNUT LANE APARTMENTS

In 2018, the City purchased the trailer park located at 250 & 280 W Walnut Lane and intends to develop it into an 80-unit multifamily housing development. The City intends for the project to be an affordable, sustainable community for residents across a range of incomes. For more information about the project here.

## MOAB AREA HOUSING TASK FORCE

The Moab Area Housing Task Force (MAHTF) is a voluntary body of community members that lobbies for fair housing opportunities for every resident of the Moab area.

## MAHTF RESPONSIBILITIES

- Host monthly meetings to discuss housing-related community updates  
Hands holding house
- Develop and implement action plans related to promoting and expanding local affordable housing projects and policies
- Create educational materials
- Provide recommendations for housing-related policies

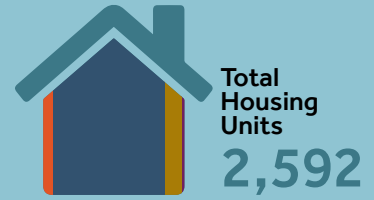
## MOAB AREA AFFORDABLE HOUSING PLAN

The Moab Area Housing Task Force, Grand County, and City of Moab just updated the affordable housing plan for the Moab area.

## ASSURED HOUSING REPORT

In 2017, Grand County and the City of Moab contracted with BAE Economics to analyze the feasibility of an assured housing (also known as inclusionary zoning) policy for the Moab Area. These reports informed the Workforce Assured Housing Ordinance (WAHO) adopted by the City in 2018.

- Phase 1 – Economic Feasibility Analysis
- Phase 2 – Nexus Fee Analysis



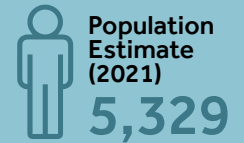
**Owner Occupied Units** | **1,196**  
(46%)

**Renter Occupied Units** | **1,168**  
(45%)

**Vacant Units/ No Use Spec** | **181**  
(7%)

**Vacant/Seasonal Units** | **47**  
(2%)

**Number Of Households\*** | **2,364**  
(91%)



\*Households=Occupied housing units, both owner and renter.

### CONTACTS:

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Vice Chair  
director@moabclt.org

City of Moab  
217 E Center Street  
Moab, UT 84532  
Planning: 435.259.5129



**Total Housing Units**  
**1,764**

**Owner Occupied Units** | **271**  
**(15%)**

**Renter Occupied Units** | **520**  
**(29%)**

**Vacant Units/ No Use Spec** | **152**  
**(9%)**

**Vacant/Seasonal Units** | **821**  
**(47%)**

**Deed Restricted Units** | **538**  
**(68%\*)**

**Number Of Households\*\*** | **791**  
**(45%)**



**Population Estimate (2021)**  
**1,577**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

# Mountain Village, CO

The Town of Mountain Village has over 538 built deed restricted units. 75% of those units are rental units. 74% of the census population in Mountain Village lives in deed restricted housing. 40% of the region's deed-restricted housing is located in Mountain Village. The Town has an additional platted and unbuilt 156 units of deed restricted housing. The Town has two current Community Housing Projects called Meadowlark at Mountain Village, a for sale product, and Village Court Apartments Phase IV, a rental project, to provide 64 total new units, both complete in 2024. The Town of Mountain Village has also been acquiring land. We purchased 38 acres in a neighboring community which was subsequently rezoned to residential and annexed into the Town of Norwood. The Town is also in the process of purchasing 56 acres of land in Ilium Valley, roughly 6 miles or a 11 minute commute from the Town of Mountain Village, that the town is in process to rezone for affordable housing. The Town has incentives such as waived development fees, priority on agendas, created zoning incentives regarding Accessory Dwelling Units, adopted a housing mitigation methodology where

new development either constructs units or pays into a housing fund, and developed the Your Equity Support (YES) program. The YES Program is a deed-restriction purchase program whereby the town will pay homeowners a portion of the home's value (15-20% of the appraised value of the property, not to exceed \$200,000) in exchange for placing a deed restriction on the property. This would require that the home be occupied by people working 1,560 hours or more per year within the R-1 School District boundary. These occupants can either be owners or long-term renters. The Mountain Village Housing Authority staff is actively growing parallel to the Town's new developments and administers deed restriction compliance, policies, and programs. This Fall, the Town of Mountain Village will be completing its every two year compliance. The Town continues to create efficiencies by creating an online application and will soon take online application payments. The Town of Mountain Village is currently updating the Mountain Village Housing Authority Guidelines and looks forward to co-funding an updated Regional Housing Needs Assessment soon.

## CONTACTS:

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creilly@mntvillage.org

# Mt. Crested Butte, CO

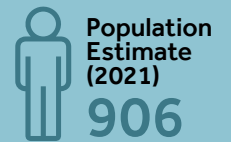
## COMMUNITY HOUSING

Community Housing in Mt. Crested Butte continues to be a high priority. Allowances for and regulations governing community housing have been adopted and included in the Town Code. Short-Term Rentals: In 2020 the Town created a short-term rental licensing program. Any property that is advertised or rented for 29 nights or less must have a short-term rental license. The Town has also adopted an excise tax known as a Short-Term Rental Tax on short-term rental properties of a maximum rate of 2.9% on the price charged to any person for a Short-Term Rental. The proceeds are collected and retained by the Town for the purpose of raising funds to support the creation and retention of workforce housing, including but not limited to funding necessary infrastructure, maintaining deed restricted units, providing financial assistance to town employees seeking housing, partnering with other entities for the purpose of constructing new workforce housing projects, and paying the administrative costs related to such efforts. The Town has adopted a

rigorous enforcement Ordinance for compliance with its Short-Term Rental regulations. Civil enforcement and a significant monetary fine for non-compliance have augmented the Town's emphasis on ensuring that the short-term rental program is adhered to. The Town has a Short-Term Rental Officer to administer the program. The Town of Mt. Crested Butte has 713 active short-term rental licenses (as of 2/16/2023). For information about the program, please contact Heidi Sheldon, Short-Term Rental Officer, [hsheldon@mtcb.colorado.gov](mailto:hsheldon@mtcb.colorado.gov) or (970)-349-9932 x106. Community Housing is administered by the Community Development Department and details about development requirements, inclusionary zoning, employee housing mitigation, new and future projects may be obtained by contacting their office.



Owner Occupied Units	<b>303</b> (18%)
Renter Occupied Units	<b>146</b> (9%)
Vacant Units/ No Use Spec	<b>509</b> (31%)
Vacant/Seasonal Units	<b>700</b> (42%)
Number Of Households*	<b>449</b> (27%)



\*Households=Occupied housing units, both owner and renter.



### CONTACTS:

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Town of Mt. Crested Butte  
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Andy Kadlec  
Executive Director,  
Gunnison Valley Regional Housing  
Authority  
[housing@gvrha.org](mailto:housing@gvrha.org)  
970.641.7900



Total Housing Units  
**754**

Owner Occupied Units **306**  
(41%)

Renter Occupied Units **119**  
(16%)

Vacant Units/ No Use Spec **53**  
(7%)

Vacant/Seasonal Units **276**  
(37%)

Number Of Households\*\* **425**  
(56%)



Population Estimate (2021)  
**1,009**

\*Households=Occupied housing units, both owner and renter.

**CONTACT:**

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**AFFORDABLE HOUSING: RIVER WALK**

The Home Trust of Ouray County has been awarded \$675,000 for the acquisition of land to construct 12 rental units in Ouray. The proposed unit mix is four one-bedroom and one-bath units, and eight two-bedroom & two-bath units. Among the proposed units, six are at 60% area median income and six are at 80% AMI. Approximately 1,050 sq. ft. will be allocated to the two-bedroom units, while 600 sq. ft. will be allocated to the one-bedroom units. In addition to having backyards along the river, these units will be in close proximity to a walking path into town.

# Ouray, CO

## RURAL HOMES TO BEGIN AFFORDABLE HOUSING PROJECT

Rural Homes is a nonprofit developer of deed-restrictive workforce housing on the Western Slope. After completing the Pinion Park project in Norwood, which recently completed a lottery for the 24 deed-restricted properties, Rural Homes launched its new Wetterhorn Homes development in Ridgway last week. The Wetterhorn Homes project will include 14 deed-restricted, single-family homes for sale to qualified residents. Rural Homes will use the same modular manufacturer, Fading West in Buena Vista, as it did in Norwood. Rural Homes also has completed sketch plans for an affordable housing development in Ouray, which they will soon submit to the Ouray Town Council.

## BUSINESS OWNERS TO BUY HOTEL FOR WORKFORCE HOUSING

*by Liz Teitz, Ouray County Plaindealer, Published on August 8, 2021*

Four local businesses are purchasing the Ouray Chalet Inn to use it for workforce housing, with plans to rent long-term to their own employees and other businesses.

San Juan Mountain Guides, Ouray Grocery, Ridgway Mountain Market and Twin Peaks Lodge and Hot Springs formed Chalet Partners, LLC, in July to purchase the Main Street property, they announced last week. They're working with Citizens State Bank on financing the purchase, and are anticipating closing the sale in September.

The group started meeting this spring to brainstorm housing solutions, including potentially building a dormitory, but were concerned about the high costs of land and construction, San Juan Mountain Guides co-owner Mark Iuppenlatz said.

At one point, they discussed building a new extended-stay hotel, when the option of buying an existing hotel was suggested.

*"Based on the price, when you work into a per-unit cost, it was more affordable, by far, than anything you could build," he said. "And the location is a 10," he said, especially for employees who work in Ouray and don't have a car.*

Ouray Chalet owner Lora Slawitschka said milestones for the family business this spring spurred her thoughts of selling. Her parents bought the inn 50 years ago in March, and in May, she marked two decades of owning the motel.

*"There was a moment in March that it was like, I think it's time to do something else, to work on other adventures, new chapters," she said. "I still love what I do, enjoy what I do, but I just think it's time to do something different."*

*"We hit that landmark of 50 years and it's kind of a good year to end on," she said.*

Slawitschka put the hotel up for sale and received more than one offer, she said, but selling to Chalet Partners and keeping it in local hands was "the right fit."

Chalet Partners will own the building and lease rooms to the businesses involved, who will then sublet to their employees, Iuppenlatz said. A third-party manager will oversee the property.

Other businesses interested in providing housing can contact Ryan Hein at Twin Peaks. The rooms will not be rented directly to tenants, he said, and must be leased by the employers for their employees. He is anticipating a Nov. 1 move-in date for the first residents.

Some rooms may be combined to create larger suites, and they're talking about adding Murphy beds and kitchenettes to create studio apartments in others, with a total of about 29 residential units on the property. Outdoor grills and storage lockers are in the plans, and Iuppenlatz said a community kitchen "is a goal, as long as we can make it work from a code standpoint."

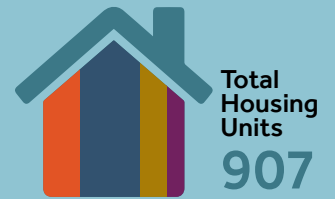
# Pagosa Springs, CO

Below is a summary of the units that have been incentivized in some way by the Town in the past

- 1.5 years – this helped to add 70 units
- 10 units at 180 Lewis St.
- 25 units at Pagosa Inn and Suites
- 34 units at Rose Mountain Townhomes
- 1 Habitat for Humanity Home
- 2 Town Homes on 7th St.

All have been incentivized by Town Council with fee waivers and/or density bonuses.

The Town has been engaged with a developer for the last several years working to provide 64 housing units in the downtown area of Pagosa Springs that would serve residents making 60% to 120% of the Area Median Income (AMI), which is \$51,500. What we've learned from the process is that we are better suited to be a supporting role to housing initiative vs trying to lead the charge and becoming a landlord.



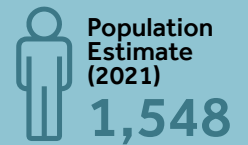
**Owner Occupied Units** | **237**  
(26%)

**Renter Occupied Units** | **381**  
(42%)

**Vacant Units/ No Use Spec** | **168**  
(19%)

**Vacant/Seasonal Units** | **121**  
(13%)

**Number Of Households\*** | **618**  
(68%)



\*Households=Occupied housing units, both owner and renter.

**CONTACTS:**

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**Total Housing Units**  
**8,585**

**Owner Occupied Units** **2,032**  
(24%)

**Renter Occupied Units** **795**  
(9%)

**Vacant Units/ No Use Spec** **1,320**  
(15%)

**Vacant/Seasonal Units** **4,438**  
(52%)

**Number Of Households\*\*** **2,827**  
(33%)



**Population Estimate (2021)**  
**8,352**

\*Households=Occupied housing units, both owner and renter.

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# Park City, UT

## AFFORDABLE HOUSING IN A RESORT TOWN

Community workforce housing has been an issue in Park City since the early 1990s. In 1993 Park City adopted its first set of housing policies defining incentives to create and preserve affordable housing. Today, Park City promotes quality housing opportunities for persons of all economic levels as a key element of community

vibrancy and sustainability.

There are currently 651 affordable units in Park City (69% rental and 31% owner-occupied). A Needs Assessment completed in December of 2021 showed that Park City needs an additional 800-1000 units over the next five years.

## WHO LIVES IN AFFORDABLE HOUSING IN PARK CITY?

A profile of residents living in deed-restricted properties include the essential workers who keep Park City running as a World Class Resort destination: ski resort employees, teachers, police officers, city employees, artists, fire district employees, property management businesses, waiters/waitresses/bartenders, nonprofit employees, and local bus drivers, to name a few.

Annual rent increases are based on Consumer Price Index adjustments in April of each year. The City publishes the percentage of allowed increase on the housing webpage. Allowable Rent Increase in April 2022 is 4.5%. The current payment In Lieu of Development Fee is \$389,700 per Affordable Unit Equivalent.

Housing staff conducts annual compliance of the persons living in the deed-restricted units in Park City. The City has recently developed an online tool to manage communications with Owners to request that they complete and return a signed and notarized affidavit reporting the current rent being charged. For owner-occupied units, the Owners must return a signed and notarized form to verify that they continue to comply with the deed-restrictions on their home.

All sales and resales of deed-restricted units must be processed through the City. The City holds the first option to buy when a deed-restricted property is sold. Housing staff maintains a waitlist of qualified applicants and assigns the City's option to the qualified applicant with highest standing on the waitlist. People wishing to be on the waitlist must first complete and submit a pre-application. Once verified, new applicants are placed on the waitlist in the order they are received.

## A SAMPLING OF DEED RESTRICTED PROPERTIES

- Snow Creek Cottages – 13 single family homes built by Park City Municipal Corporation in 2010, currently 100% owner occupied.
- Deer Valley/Empire Pass Area – 42 units put in service between 2006 & 2013 by various developers, currently 2% owner occupied and 98% rental.
- Park City Heights – 68 affordable and attainable homes in a subdivision that will have 239 units when completed, 160 Market and 79 deed restricted.
- The Retreat at the Park – 8 single family homes built by Park City Municipal Corporation in 2010, currently 100% owner occupied.

## FUTURE AFFORDABLE HOUSING PROJECTS IN THE WORKS IN PARK CITY

- Park City Heights – 11 units
- Homestake – Public/Private Partnership to develop 123 mixed income units in a mixed-use multi-unit development
- Housing Obligations in four market developments will produce and estimated 250 units.



# Pitkin County, CO

In Pitkin County, approximately 60% of the 17,000 jobs are filled by those living and traveling from outside of the County, despite the 40-year long effort to build and manage affordable workforce housing. With average home prices reaching \$7.2 Million in 2022, it is clear that housing in Pitkin County is unattainable not only to the lowest wage earners, but to practically all those working in Pitkin County. When faced with this level of a housing crisis, Pitkin County is leaning into a wide array of tactics and program areas to ensure we are working across the entirety of the housing continuum and serving those who are currently unhoused all the way across the continuum to those seeking free market ownership options. Today's housing landscape doesn't just present challenges, but also new opportunities for how local governments provide and support community housing. In Pitkin County, the focus is on four distinct categories:

- Conservation of existing housing stock, both naturally occurring affordable units and deed restricted units;
- Conversion of existing, free-market housing into deed restricted affordable units;
- Construction of new units on vacant land; and
- Codes and policies that create the environment for private and non-government developers to contribute towards housing solutions.

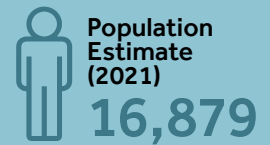
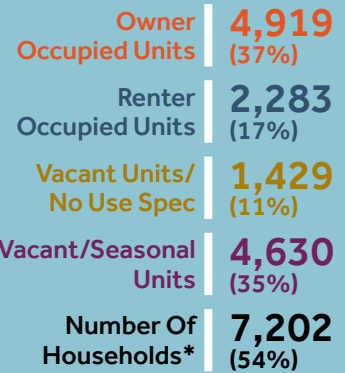
Using this approach, Pitkin County identified close to forty different tactics, programs, approaches, policies and strategies that can contribute towards affordable, available and accessible housing for Pitkin County's workforce, community members, individuals and families. In a County where vacant and affordable land is in short supply, new housing must come from other approaches rather than simply buying land and building new units. In the next few years, Pitkin County anticipates adding more affordable housing inventory through the conversion of existing free

market properties into deed restricted properties than through new construction projects. In the long term, Pitkin County is focused on preserving and expanding the Phillips Mobile Home Park, which the County purchased in 2018, to better serve current tenants on the property as well as creating new affordable units.

Over the coming year, Pitkin County will be finalizing a Housing Plan that lays out both long- and short-term strategies for protecting and prolonging the existing affordable housing in the community, while also adding to the available inventory through creative and innovative partnerships and programs.

Pitkin County, along with other local governments in the region, understand that housing is a regional challenge that demands regional solutions. For this reason, Pitkin County is proud to be a founding board member of the West Mountain Regional Housing Coalition, a new non-profit organization pursuing regional solutions to support the regional workforce. More about the Coalition can be found at <https://www.wmrhousing.org/>

Pitkin County relies on the 2019 Greater Roaring Fork Regional Housing Study as the latest needs assessment.



\*Households=Occupied housing units, both owner and renter.

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**Total Housing Units**  
**16,492**

**Owner Occupied Units** | **7,694**  
(47%)

**Renter Occupied Units** | **2,400**  
(15%)

**Vacant Units/ No Use Spec** | **1,707**  
(10%)

**Vacant/Seasonal Units** | **4,691**  
(28%)

**Number Of Households\*\*** | **10,094**  
(61%)



**Population Estimate (2021)**  
**25,007**

\*Households=Occupied housing units, both owner and renter.

# Routt County, CO

## YVHA PURCHASE OF WHITEHAVEN MOBILE HOME PARK GOES THROUGH

The \$3.125 million offer from the Yampa Valley Housing Authority to buy the Whitehaven Mobile Home Park on behalf of the mobile park residents has been accepted. The closing on the property is set for Nov. 30. The YVHA plans to own the park as interim stewards and eventually transfer ownership to the residents of Whitehaven to form a resident-owned community. The purchase of the park was helped by two large anonymous donations to the Routt County Workforce Housing Preservation Fund totaling \$750,000. Those donations paved the way for the housing authority to obtain financing for the remainder of the \$3.125 million offer. - Steamboat Today, 10.26.22

## BROWN RANCH

A \$24 million anonymous donation allowed the Yampa Valley Housing Authority to purchase the Brown Ranch, a 534-acre parcel of land located on the west side of the City of Steamboat Springs, with the stipulation that the land would be developed into workforce housing. This new neighborhood will have condos, apartments, single-family townhomes and detached single-family homes. There will be greenways, trails, parks, open space as well as services like medical offices, childcare, small grocer, and sports fields. The first phase is expected to deliver 110 homes per year, for a total of 1,100 over 10 years. YVHA will need community commitment to use

75% of the city's short-term rental tax to build out Brown Ranch. The housing units in Brown Ranch will be deed-restricted in that they can only be rented or sold to locals who work in Routt County 30+ hours per week, or who worked in the county before retiring. YVHA has entered into a contract with The Michaels Organization, one of the largest affordable housing developers in the U.S., to build out this project. The annexation agreement for Brown Ranch outlines the income levels for housing types, ensuring that prices will be kept affordable per federal guidelines.

## 2019 STRATEGIC PLAN

[yvha.org/about/strategic-plan](http://yvha.org/about/strategic-plan)



Community members and representatives listen to U.S. Sen. John Hickenlooper, D-Colorado, as he speaks at a round table addressing affordable housing at the Brown Ranch west of Steamboat Springs. (Source: John F. Russell/Steamboat Pilot & Today)

**CONTACT:**  
Yampa Valley Housing Authority  
[yvha.org](http://yvha.org)

# Salida, CO

## WORKFORCE & AFFORDABLE HOUSING EFFORTS

### Inclusionary Housing Code Updates

City Council recently approved several significant changes to our IH code to address the wide spectrum of affordable housing needs, including that: 1 out of every 6 residential units be built and permanently deed-restricted for workforce; Deed-restricted rental units must be rented at no more than 80% AMI and 100% AMI, with at least half at no greater than 80% AMI; Deed-restricted for-sale units must be affordable to those making up to 120%-160% AMI, with an average of no greater than 140% AMI and an even mix of AMI levels; Fees-in-lieu are only available for small projects and fractional portions of required deed-restricted units. Units provided at up to 60% AMI (for rentals) and at up to 100% AMI (for-sale units) will be credited to the developer at 1.5 required deed-restricted units. (All deed-restricted units will be administered by the Chaffee Housing Authority)

### “Open Doors” Housing Program

In cooperation with the Chaffee Housing Authority, the City of Salida has initiated two initiatives to make long-term rental housing available to the local workforce through non-traditional means:

### STR/Vacation Home Conversions

We are working with owners of short-term rentals and primarily vacant vacation homes to incentivize conversion of such homes to long-term rentals for local workers, without giving up their STR licenses. Direct payments will be made to owners depending upon the length of lease and number of bedrooms. The pilot program envisions the conversion of up to 10 homes, with the possibility of expanding the program in the future.

## SAMPLE HOUSING PROJECTS

- Salida Ridge Apartments: 48-unit LIHTC project (Summer 2022)
- River Ridge Condos: 8-unit IH project built by Chaffee Housing Trust (Open)
- Jane’s Place: 17-unit project run by Chaffee Housing Authority (Fall 2023)
- 1st and D Apartments: 20+ unit Space to Create project downtown (Summer 2024)

### RV Rentals

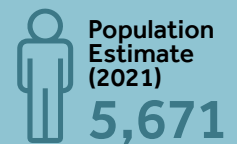
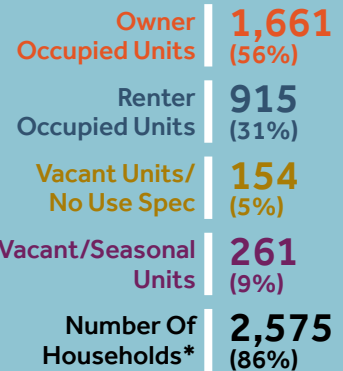
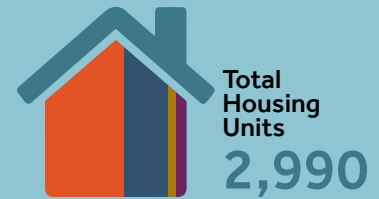
The City is purchasing up to 10 late-model RV units that will be sited at the new Salida RV Resort and rented to members of the local workforce on a long-term basis, at least through the warmest months and possibly through the winter, depending upon demand and winterizing feasibility.

### Encouraging ADUs

The City recently updated certain regulations around accessory dwelling units to help incentivize their creation: one ADU is allowed on every lot in the City, provided that dimensional and parking standards can be met and that they are associated with a primary structure; System Development Fees were further reduced for ADUs.

### Temporary Safe Outdoor Space

The City has worked with a local non-profit to create an overnight permit parking program for unhoused members of the local workforce who are currently living in their vehicles, RVs, etc. This program is for employed individuals only and provides safe and sanitary site and services in light of the extreme lack of long-term housing, especially during the summer months.



\*Households=Occupied housing units, both owner and renter.

### CONTACTS:

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bgray@chaffeecounty.org  
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**Total Housing Units**  
**2,582**

**Owner Occupied Units** **1,352**  
(52%)

**Renter Occupied Units** **440**  
(17%)

**Vacant Units/ No Use Spec** **77**  
(3%)

**Vacant/Seasonal Units** **713**  
(28%)

**Deed Restricted Units** **568**  
(32%\*)

**Number Of Households\*\*** **1,792**  
(69%)



**Population Estimate (2021)**  
**4,520**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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# Silverthorne, CO

In 2023, the Town of Silverthorne will complete the Smith Ranch Neighborhood, which consists of 214 deed restricted ownership homes targeting incomes in the 80-120% Area Median Income range. The Town purchased the 51-acre Smith Ranch property in 2008 with the goal of constructing a workforce housing neighborhood and a daycare facility. In 2017, following an RFP process seeking a developer partner, the Town engaged Summit Homes Construction for the construction and sale of the homes in the neighborhood. The construction occurred in six phases, with the first phase of homes being occupied in 2019, and the final phase of homes being occupied in 2023. For each phase a lottery was held, and there was resounding interest and demand from the Summit County community. The Wildflower Nature Daycare Facility, which is located in the neighborhood, is also nearing completion in 2023, and is the product of a partnership with Summit County government.

In 2023, the Town has also begun the construction of the Smith Ranch Apartments, which consists of 135 rental apartments targeting incomes in the 30-120% AMI range. The Smith Ranch Apartments are located on Town-owned property that is immediately adjacent to the Smith Ranch Neighborhood. Following an RFP process in 2022, the Town contracted Gorman and Company, who successfully received 4% Low

Income Housing Tax Credits (LIHTC) for the financing of the apartments. Completion of the three apartment buildings is expected in December of 2024. The apartments will be managed and maintained by Gorman and Company and will remain affordable in perpetuity via Use Covenants and a Ground Lease Agreement with the Town.

Another by-the-bedroom apartment project that was approved by the Town Council in 2022 is the Fourth Street North Workforce Apartments. The project consists of 39 workforce apartments and a total of 132 bedrooms. The Town has agreed to contribute monies towards subsidies of the rents. The developer of project is pursuing additional sources of funding prior to commencing construction.

Apart from constructing workforce housing, the Town has also begun to 'buy-down' the cost of existing residential units within the Town limits, and reselling those at a discounted price with a deed restriction that requires the occupancy to be by members of the Summit County workforce. Similarly, the Town cost shares on the buy down of units through Summit County Government's Housing Helps Program. The Town has also purchased 9 residences that are available for rent by Town employees and for recruitment purposes. Lastly, the Town has launched the Strategic Housing Plan update, which will also finalize in 2023.



# Snowmass Village, CO

## TOWN OF SNOWMASS VILLAGE HOUSING DEPARTMENT

The Town of Snowmass Village formed its Housing Department in 1979 to address the Town's workforce housing needs. Today, the Town's housing program offers 300 rental apartments and 200 deed-restricted homeownership units, housing approximately 1,000 year-round employees and their families. In addition, the Housing Department participates in and oversees housing developed under Chapter 16A of the Land Use and Development Code, the Town's ordinance requiring private developers to mitigate the housing demand generated by development and redevelopment within the Town.

## GUIDING PRINCIPLES AND GOALS

- Provide housing for up to 60% of the Town's permanent, year-round workforce;
- Create top quality housing with affordable rental and mortgage rates that blend seamlessly into the community;
- Concentrate development in and around the existing nodes of activity, near local and regional transit; and
- Balance with the character and resources of the Town.

## WORKFORCE HOUSING COMMUNITIES

### Rental Housing:

- Brush Creek – 26 studios, studio lofts and one-bedroom apartments
- Carriage Way Apartments – 12 studio, one and two-bedroom apartments
- Creekside Apartments – 45 one- and two-bedroom apartments
- Mountain View Apartments – 92 studios, one-, two- and three-bedroom apartments
- Mountain View Phase II – 26 studios, one- and two-bedroom apartments
- Palisades – 16 studios and 10 two-bedroom apartments
- Snowmass Inn – 39 studio apartments
- Villas North – 32 studios, one- and two-bedroom

### For-purchase owner-occupied housing:

- Capital Peak Lodge – 5 studios and one-bedroom condominiums set aside in market rate development
- Coffey Place – 15 townhouse and single family detached homes
- Country Club Town Homes – 6 two- and three-bedroom townhouses set aside in market-rate development
- Creekside Condominiums – 27 one- and two-bedroom condominiums
- The Crossings – 35 two-, three- and four-bedroom single family homes
- Daly Town Homes – 16 two- and three-bedroom townhouses
- Mountain View Condominiums – 37 one, two, and three bedroom condos
- Rodeo Place – 29 single family detached and duplex townhouses
- Sinclair Meadows – 21 two- and three-bedroom attached townhouses

## HOUSING MASTER PLAN

In October of 2021, the Snowmass Village Town Council unanimously adopted a Workforce Housing Master Plan. The Plan incorporated the framework and strategic initiatives outlined in the 2018 Town Comprehensive Plan and the Council's Goal to "identify opportunities, creative approaches, and partnerships to address housing needs, and incentivize the development of an additional 185 units." Five sites were identified to be developed, and design work has begun on the Town Hall Draw site. The site can support as many as 80 residential apartments and initial schematics have been completed. Construction is projected for 2025.



<b>Owner Occupied Units</b>	<b>1,090</b> (31%)
<b>Renter Occupied Units</b>	<b>413</b> (12%)
<b>Vacant Units/ No Use Spec</b>	<b>517</b> (15%)
<b>Vacant/Seasonal Units</b>	<b>1,489</b> (42%)
<b>Deed Restricted Units</b>	<b>187</b> (12%*)
<b>Number Of Households**</b>	<b>1,503</b> (43%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

### CONTACT:

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**Owner Occupied Units** **3,952**  
(40%)

**Renter Occupied Units** **1,583**  
(16%)

**Vacant Units/ No Use Spec** **1,195**  
(12%)

**Vacant/Seasonal Units** **3,250**  
(33%)

**Deed Restricted Units** **429**  
(8%\*)

**Number Of Households\*\*** **5,535**  
(55%)



\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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# Steamboat Springs, CO

## HOUSING: OUR COMMUNITY'S FOUNDATION

The Steamboat Springs' City Council has consistently emphasized the production of affordable and workforce housing as they adopt goals that establish City Council, staff, and city appointed Boards and Commissions priorities.

2023-2024 Housing Goal - Pursue affordable and attainable housing by:

- Partnering with the Yampa Valley Housing Authority to annex the Brown Ranch project as quickly as possible to include a robust public outreach process.
- Evaluating and adopting policies and legislation from other communities that have successfully resulted in built workforce housing.
- Design, develop, and construct city employee housing projects including More Ranch and SST seasonal housing.

## INVESTMENTS, POLICIES & PROGRAMS

### Recently Adopted & Current Exploration

In May 2022, City Council added the Expedited Development Review process to the city's portfolio of workforce housing incentives. Expedited review will get workforce and affordable housing developments from application to decision quickly such that housing is available sooner.

In November 2022, voters approved an excise tax on short-term rentals. The STR tax is dedicated for uses that increase the stock of affordable and attainable housing by providing incentives and contributions to facilitate the development of affordable and attainable housing, including supportive infrastructure.

The city is pursuing several interrelated initiatives to inform new or revised policies, programs, and practices that can contribute to the creation of affordable and attainable housing. A Housing Opportunities Strategic Plan will describe housing needs, establish guiding principles for housing actions, and create a framework to guide investments from the Short-Term Rental Tax Fund.

## AFFORDABLE & WORKFORCE HOUSING PIPELINE

The city is advancing two municipal employee housing projects and a third project, in partnership with Routt County and State agencies, that will focus on providing housing for the community's transportation and childcare workforce. Efforts to develop employee housing are in response to challenges faced when recruiting employees, particularly seasonal staff. The city previously secured seasonal employee housing through leases at various properties but faces increasing risk due to uncertain availability of units and rising lease rates. The employee housing projects are each in some phase of the development process, from conceptual design through bidding out project construction.

The Yampa Valley Housing Authority (YVHA), established by the city and Routt County in 2003, also has a pipeline of projects designed to respond to housing needs.

YVHA broke ground on Anglers Four Hundred in April 2022. When completed, this project will deliver 75 rental apartments for households earning between 30% and 80% of AMI. The project leveraged a \$2 million local investment to bring approximately \$14 million in State and Federal tax credit equity to fund the project.

YVHA is developing their Mid Valley project at a highly transit-accessible site near community services and the Yampa River Core Trail. Current plans for the Mid Valley project assume a mix of moderate-income housing, including 150 rental apartments and 84 for-sale condos, all of which will be deed-restricted and target members of the local workforce or those retired from local employment.

With an anonymous donation, YVHA purchased the 534-acre Brown Ranch in 2021 to develop long-term affordable housing for the local workforce. At full buildout, Brown Ranch will contain approximately 2,264 housing units in four neighborhoods connected by a robust open space and trails network.

# Summit County, CO

## PRESERVATION & UTILIZATION OF EXISTING HOUSING STOCK

- Lease to Locals: Incentivize property owners to choose a long-term rental over short-term rentals
- Housing Helps: Placing deed restrictions on existing homes in exchange for cash 10-15% of the home's market value
- Buy-Downs: County purchases a unit to resell with a deed restriction or offer to SCG employee or local workers

## ADAPTIVE RE-USE

Master leasing and outright purchase of hotel or other properties to be converted into workforce housing opportunities

- Conversion of former Days Inn Hotel to 52 1,2, and 3-bedroom units
- Conversion of Alpine Inn Hotel to 38 units
- Purchase, Conversion, and ultimate redevelopment of 38-room LOGE Camps Hotel in partnership with Town of Breckenridge

## HOUSING WORKERS IN SUMMIT COUNTY

The town of Fairplay has given approval to developers of The Bluffs of Fairplay, which has proposed building 149 rental units on a 10.72-acre site. The build-to-rent community is a development to accommodate workers from Summit County. The \$38 million project will have a mix of 11 single-family homes, 48 duplexes, 28 fourplex units across seven buildings and two 30-unit apartment buildings. In addition, the development will include two management units, a commercial pad, more than 30 storage units, and as many as 55 covered parking spaces, according to the plans. Rent will be in the range of \$1,000 per bedroom, or about \$2.15 to \$2.30 per square foot. Developers are working with Nebraska-based Bonna Villa Homes, a modular home construction company to provide low-cost construction. - Denver Business Journal, 03.24.23

## POLICY & CODE UPDATES

- Resort Employee Housing Requirements
- Housing Needs Assessments
- TDR (Transferable Development Rights) exemption for workforce units
- Short Term Rental Caps and overlay zones
- ADU Grant Program: A program for new builds or non-compliant units with deed restrictions in exchange for funding
- ADU Stock Plan Program: Creation of an ADU 'library' of plans & modular units that are permit-ready and provided at no charge

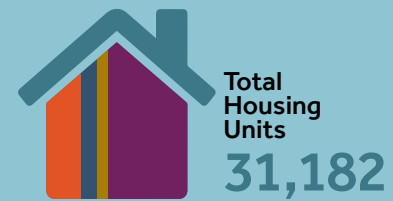
## NEW DEVELOPMENT (RENTAL & OWNERSHIP)

Partnerships with private and public sector to build diverse product for diverse incomes and locations, infill, density near transit and job centers.

- Justice Center: Partnership with Town of Breckenridge, 52 unit modular apartments
- Lake Hill, up to 900 units in phases, on-site childcare facility, senior living, and more
- USFS Compound: 163 rental units on FS land in collaboration with USFS and others enabled by 2019 Farm Bill
- Wintergreen Ridge: 47 LIHTC units, gap-funded by SCG, 30-60% AMI
- Habitat for Humanity/Soda Creek, in collaboration with Habitat for Humanity for approx. 5 units
- Cabins at Bill's Ranch: 15-17 one-bedroom for-sale units using ADU stock plan as a demonstration site

## LAND ACQUISITION & LAND BANKING

- Lake Hill, 45 acres
- Bill's Ranch 2.3 acres
- Soda Creek Parcel .75 acres
- Justice Center, 2.3 acres
- DNR Kennels, 5 acres
- County Commons, 10 acres
- Snake River Wastewater Treatment Plant Parcel, 2 acres



**Owner Occupied Units** | **7,756** (25%)

**Renter Occupied Units** | **3,573** (11%)

**Vacant Units/ No Use Spec** | **2,216** (7%)

**Vacant/Seasonal Units** | **17,637** (57%)

**Number Of Households\*** | **11,329** (36%)



\*Households=Occupied housing units, both owner and renter.

### CONTACT:

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summitcountyco.gov/housing





**Total Housing Units**  
**2,326**

**Owner Occupied Units** **589**  
(25%)

**Renter Occupied Units** **527**  
(23%)

**Vacant Units/ No Use Spec** **168**  
(7%)

**Vacant/Seasonal Units** **1,042**  
(45%)

**Deed Restricted Units** **442**  
(40%\*)

**Number Of Households\*\*** **1,116**  
(48%)



**Population Estimate (2021)**  
**2,593**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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**SAN MIQUEL COUNTY HOUSING AUTHORITY**

The general goal of SMRHA is to assist in the preservation of affordable housing for residents and their families who make a living primarily from their employment within the Telluride R-1 School District through the administration, development and implementation of housing policies and programs, providing on-going education, information, and leadership regarding the current housing supply availability and needs, and offering education to the community.

# Telluride, CO

## AFFORDABLE HOUSING PROGRAMS IN TELLURIDE

With an average single family home price that exceeds \$550,000, ensuring an adequate supply of affordable housing is one of Telluride's most important goals. The community seeks to create housing that assists local businesses and the broader community. This is done through the provision of a qualified work force, the reduction of regional traffic and commuter congestion, and the preservation of community character.

At this time, programs to ensure affordable housing can be roughly separated into three categories:

- Town Manager's Department - Program Director
- Planning & Building Department
- San Miguel Regional Housing Authority (SMRHA)

The first category is public actions to acquire land and develop housing. These tasks are primarily handled by the Town Manager's office, in consultation with the SMRHA. Planning is currently underway to develop several sites controlled by the Town, and opportunities to acquire additional sites are considered on a case-by-case basis.

The administration of regulatory mechanisms contained within the Town's

Land Use Code (LUC) and adopted Telluride Affordable Housing Guidelines (TAHG) is another key component. Regulatory mechanisms primarily include the Land Use Code requirement that new development provide affordable housing for 40% of new employees generated. This housing is provided in the form of cash payments, construction of new deed-restricted housing, or deed-restriction of existing housing. Incentives to create new housing also exist. The primary example is a density bonus granted within residential zones intended to establish more secondary dwelling units.

These regulatory mechanisms are administered by the Planning & Building Department within their development review activities, with assistance from the SMRHA to process necessary deed restrictions for affected dwelling units.

The final category consists of financial incentives and information provided or administered by the SMRHA. These primarily consist of Federal and State programs such as down payment assistance and mortgage credit certificates, among others. The SMRHA also provides information and advice to first time home buyers.

## TELLURIDE HOUSING DEPARTMENT

The Telluride Housing Department provides year-round housing for employees who work within the boundaries of the Telluride R-1 School District.

Housing Opportunities: There are four properties available:

- Shandoka Apartments consists of 134 apartments, a daycare facility, four laundry facilities, and offices for administration and maintenance.
- Virginia Placer includes 18 apartments and three tiny homes.
- Sunnyside Apartments consists of 9 townhomes, 3 tiny homes, 18 apartments, an in-home daycare facility.
- The Telluride Boarding House includes single and double occupancy rooms, accommodating a total of 46 occupants. All units have shared bathrooms. There are 2 communal kitchens and living areas.

## DEED-RESTRICTED HOUSING IN TELLURIDE

There are 3 types of Deed Restricted properties located within the Town of Telluride: Affordable Housing Units, Employee Housing Units, and Town Constructed Units. All properties are governed by the Telluride Affordable Housing Guidelines to provide a comprehensive and consistent set of provisions that apply to housing created by the Town of Telluride and/or the Telluride Housing Authority.



# Vail, CO

## 2027 STRATEGIC PLAN

Ensuring the availability of homes for Vail residents has been a long-standing challenge in the community. [Vail Housing 2027](#) sets in motion a strategic plan that proactively addresses the housing needs of the community. The single goal of the Plan is clear and concise: acquire 1,000 additional resident housing unit deed restrictions by the year 2027. When achieved, this goal, along with the more than 698 existing deed restricted homes, ensures homes for more than 3,736 Vail residents.

## VAIL INDEED

<https://tinyurl.com/4k2zthmz>

## SALES TAX FOR AFFORDABLE HOUSING INITIATIVES

In November 2022, voters in Vail approved a measure increasing the sales tax from 4 percent to 4.5 percent to generate revenue to support housing initiatives. The increase was projected to generate \$4.5 million in the first year. However, this year the town has experienced record sales tax collections, and as a result, it is estimated the 4.5 percent sales tax will generate around \$800,000 more than initially projected. To address the projected increase in collections, the town asked voters in the November 8, 2022 election to approve retaining the additional revenue this year, by overruling the limitation on revenue under the Taxpayer Bill of Rights. The voters approved.

## VAIL HOUSING PURCHASES MAKE UNITS AFFORDABLE FOR LOCALS

The town of Vail has purchased nine units, including a condo at the Pitkin Creek complex. The town has paid cash, then deed-restricted and is selling the units at a reduced price. The town bought two units in the Buffehr Creek condos and one in the Columbine West condominiums. The total purchase price was roughly \$1.8 million. The total town spending this year on the nine units is about \$7.25 million. [Source: Vail Daily](#)

## TIMBER RIDGE VILLAGE APARTMENTS

The Vail Town Council has finalized its agreement with Triumph Development and is now ready to launch its largest-ever capital project, the \$165 million redevelopment of the Timber Ridge Village apartments in West Vail. Currently, Timber Ridge has 96 units with approximately 196 bedrooms. The redevelopment project is planned to construct 288 new deed-restricted units and 569 bedrooms. There are seven buildings planned, with 56 studios, 50 one-bedroom units, 102 two-bedroom units, 64 three-bedroom units and 16 four-bedroom units. There will be units both for-sale and for-rent.

The town will contribute around \$49.5 million to purchase the site, which is owned by the Colorado Dept. of Transportation, as well as seed money for the project. Triumph will provide the additional funding amount, an estimated \$114 million. Vail is forging a unique funding structure for the redevelopment of Timber Ridge, which will allow buy-in from local businesses and residents in an effort to make the estimated \$152 million project more manageable. Already, 165 businesses in Vail have put down \$5,000 deposits to purchase units in the project.

Each of these units will be 100% deed-restricted, largely following the town's typical terms. For Timber Ridge, these terms are being considered as follows:

- 30 hours per week of employment at a business located within Eagle County or 75% of income is earned from a business located within Eagle County
- No rental rate cap on the for-rent homes
- A 1.5% per annum maximum price appreciation cap on the for-sale homes
- No maximum price appreciation cap on the for-rent homes
- For-sale homes shall be limited to primary residences occupancy (individuals)
- For-rent homes shall be limited to rental units only (businesses and town)
- The homes are not eligible for an Employee Housing Credit, per the Vail Town Code
- All homes subject to a town approved resale process



Total Housing Units  
**7,483**

Owner Occupied Units **1,714**  
(23%)

Renter Occupied Units **674**  
(9%)

Vacant Units/ No Use Spec **847**  
(15%)

Vacant/Seasonal Units **4,368**  
(58%)

Deed Restricted Units **1,025**  
(45%\*)

Number Of Households\*\* **2,268**  
(32%)



Population Estimate (2021)  
**5,614**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

### CONTACT:

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## HELP WITH WINTER HOUSING

On Dec. 2, 2022 the town of Vail sent a letter to 230 homeowners and property managers that hold short-term rental licenses which said the town "is urgently seeking additional housing units for essential workers this winter season." The letter came as the town was "desperate" to fill seven "key and important" bus driver positions. Town officials admit that the letter was a bit of an "experiment" to see if the town could build a network to connect workers and housing. The idea for the town to seek assistance from STR owners came from the school district, which made a similar request to Eagle County property owners in August. [Source: Vail Daily](#)



**Total Housing Units**  
**2,710**

**Owner Occupied Units** **232**  
(9%)

**Renter Occupied Units** **104**  
(4%)

**Vacant Units/ No Use Spec** **222**  
(8%)

**Vacant/Seasonal Units** **2,152**  
(79%)

**Deed Restricted Units** **117**  
(35%\*)

**Number Of Households\*\*** **336**  
(12%)



**Population Estimate (2021)**  
**785**

\*Deed restricted units as %age of full-time occupied units.

\*\*Households=Occupied housing units, both owner and renter.

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Winter Park Housing Authority  
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# Winter Park, CO

Winter Park grows community housing program exponentially with 434 additional bedrooms ready for 2023-2024 winter season.

To address an affordable housing crisis, Winter Park moved aggressively to prioritize and advance community housing projects, quadrupling its community housing stock in just a handful of years. Its adopted housing plan calls for continuing its aggressive pace for bring housing units online.

## PROJECTS COMING ONLINE

### 330-Bed Housing Project at Winter Park Resort:

“Collectively we believe that the ultimate goal is to enhance the quality of life for our workforce and residents. Winter Park Resort has kept the project within walking distance to jobs, public transportation and arguably the best outdoor recreation in the region” said Winter Park Mayor Nick Kutumbos. The Town of Winter Park was eager to help support Winter Park Resort in advancing the project, allowing for a new dorm-style housing land use, reducing parking requirements, and advocating for 1/2 price water taps for the project.

### Fireside Creek Apartments:

Move-ins have already begun at the 50 new apartments in the summer of 2023. The 40 one-bedroom units and 10 two-bedroom units are deed restricted to qualified members of the local workforce and rent is restricted to 80-120% of area median income. The town provided land, fee waivers, and rent buy-down to the project. Construction began in late 2021, with an expected completion date of late summer 2023.

### Building Community Partnerships at Cooper Creek:

The Town has also partnered with new development to advance the construction and conversion of new deed-restricted units. The Town through a 2022 annexation agreement is adding 45 bedrooms to its deed restriction program with converted units in an existing mixed-used development at Cooper Creek Square. The deed restriction limits rent to 120% of area median income with 34 of the 45 bedrooms already move-in ready as of late summer 2023. Other possible development agreements anticipate the incorporation of incentivized accessory dwelling units and a variety of for-sale units including condominiums and townhomes.

## UPCOMING PROJECTS

### Hideaway Junction – Phase II:

The Town is working towards adding the next 20 homes for home ownership in Hideaway Junction Phase II. In 2021, the Town installed the roads, sidewalks, and utilities with grant assistance from the Department of Local Affairs. Now in the summer of 2023, foundations are being laid for the first 10 homes, with the next 10 planned for the 2024 construction season. The two- and three-bedroom homes will be sold at 140% of area median income with the first sales expected in early 2024. A third phase is set to begin planning in 2023 with construction expected in 2025.

### Regional Collaboration:

Winter Park championed the formation of the Fraser River Valley Housing Partnership in 2022 including broad community support for a \$2M property tax that will provide additional regional funding for housing initiatives.

# Whistler, BC

The newly elected Council for the Resort Municipality of Whistler (RMOW) identified Housing as a top priority within their 2023-2025 Strategic Plan. The priority's key initiatives are:

- Implementation of a Housing Action Plan
- Completion of Cheakamus Crossing Phase II (Lots 2, 3, 5)
- Advancement of private sector employee housing applications
- Development of Long-Term Housing Strategy

## PROGRESS TO DATE

Through the RMOW, Whistler Housing Authority Ltd. (WHA) and Whistler 202 Development Corp. (WDC) initiatives, a total of 596 new employee bed units have been created in the last five years across six projects. Moving forward, the anticipated completion of Cheakamus Crossing Phase II (Lots 2, 3, 5) by 2026 will result in approximately 554 additional employee bed units. Further, the current advancement of the private sector employee housing initiative is facilitating the development of 537 new employee housing bed units.

## HOUSING ACTION PLAN

To reflect the areas where the RMOW can respond to challenges and contribute to employee housing initiatives, the RMOW Housing Action Plan is organized using six housing action categories and identifies actions that are recently completed, ongoing, currently in progress, recommended to be initiated in 2023 and a framework to guide future initiatives beyond 2023. Highlights from each of the housing action categories are shared below:

### Monitor Supply & Identify Needs

- Complete Vulnerable Population Housing Needs Assessment to identify the existing supply and community need for housing for vulnerable populations.
- Develop Long-Term Housing Strategy entailing a quantitative analysis and projection of future employee housing needs, providing an estimate of the current employee shortfall, and identifying the steps required to meet these needs.

### Protect & Optimize Employee Housing

- Continue to protect the 7,000 beds of employee rental and ownership housing inventory through the WHA. The RMOW updated the Employee Rental Housing Policy (No. K-01) in 2022 to reflect a Rent-Geared-to-Income (RGI) approach and establish a market housing ownership asset limit.

### Leverage Municipal Lands

- Complete a feasible and technical assessment of municipal lands and establish a comprehensive phased development plan to prioritize locations for new workforce housing across Whistler.

### Utilize and Expand Financing Tools

- Establish and commit recurring contributions of Online Accommodation Provider (OAP) funding and a portion of Municipal and Regional District Tax (MRDT) funds to a Housing Reserve fund to support equity requirements and affordable rental rates for new workforce housing projects.
- Collaborate with other resort Municipalities and the Province of BC to expand the applicability of the Employee Service Charge Bylaw No. 1507, 2000 (ESC Bylaw) to include residential development. The current ESC Bylaw requires new commercial and industrial development to contribute towards the provisions of employee housing however the applicability is significantly limited due to the few remains opportunities for those developments in Whistler.

### Encourage the Private Sector

- Complete the processing of private sector employee housing applications.
- Develop a new Infill Housing Program.

### Remove Red Tape Barriers

- The RMOW has updated the Land Use Procedures and Fees Bylaw #2205, 2022 to create efficiency in planning application processing.



Total Housing Units  
**10,065**

Owner Occupied Units **3,140**  
(31%)

Renter Occupied Units **2,455**  
(24%)

Vacant Units/ No Use Spec **0**  
(0%)

Vacant/Seasonal Units **4,465**  
(44%)

Number Of Households\* **5,600**  
(56%)



Population Estimate (2021)  
**13,982**

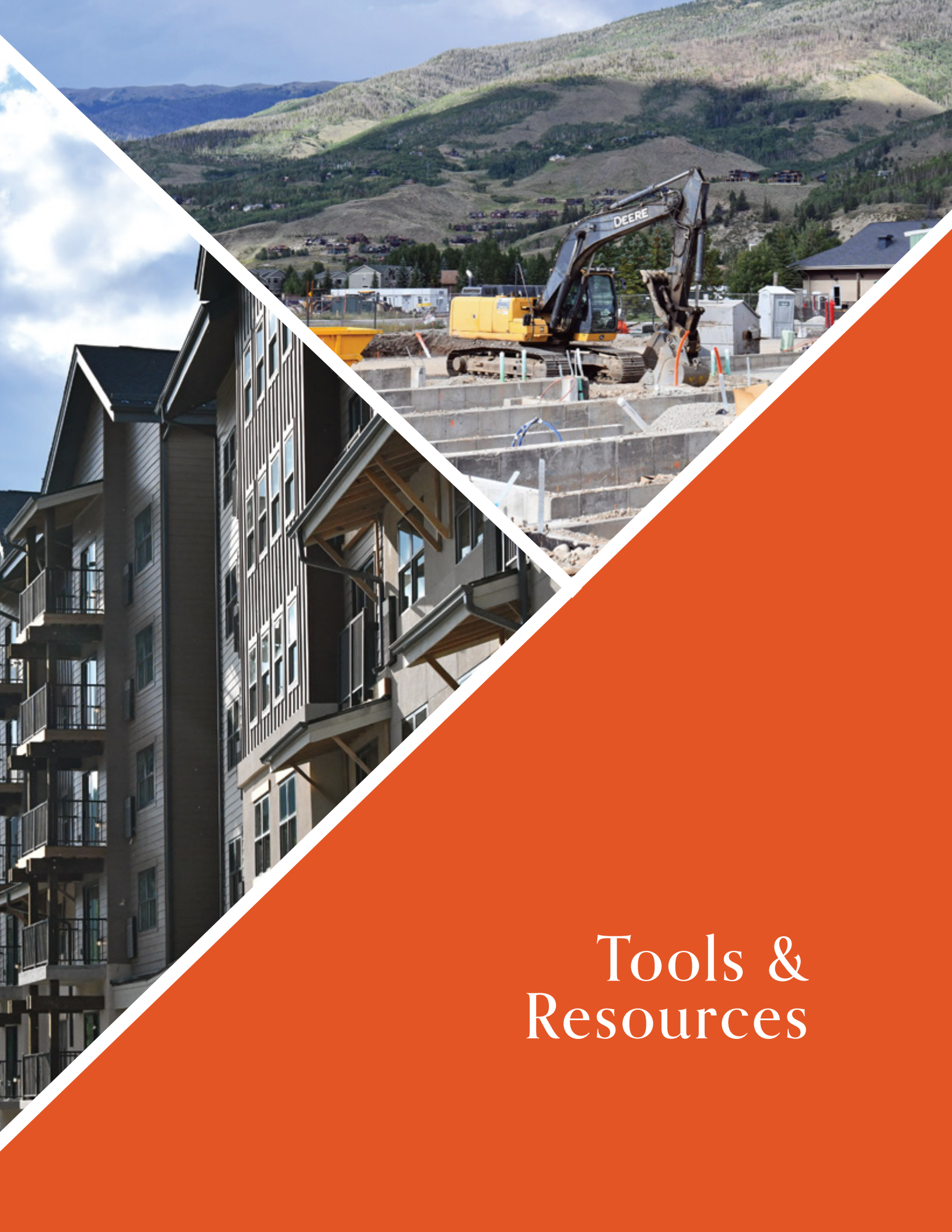
\*Households=Occupied housing units, both owner and renter.

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1.604.905.4688





# Tools & Resources

# Housing Needs Assessments

- Aspen, CO ..... Greater Roaring Fork Regional Housing Study (2019)
- Avon, CO ..... Eagle County Community Housing Inventory & Assessment (2022)
- Basalt, CO ..... Greater Roaring Fork Regional Housing Study (2019)
- Breckenridge, CO ..... Summit County Housing Needs Assessment (March 2020)
- Carbondale, CO ..... Greater Roaring Fork Regional Housing Study (2019)
- Crested Butte, CO ..... Gunnison Valley Housing Needs Assessment (2016)
- Dillon, CO ..... Summit County Housing Needs Assessment (2020)
- Durango, CO ..... SWCCOG Regional Housing Needs Assessment & Strategy (2021)
- Eagle County, CO ..... Eagle County Community Housing Inventory & Assessment (2022)
- Eagle, CO ..... Town of Eagle Comprehensive Affordable Housing Assessment (2023)
- Estes Park, CO ..... Estes Valley Housing Needs Assessment & Strategic Plan (2023)
- Fraser, CO ..... Fraser River Valley Housing Needs Assessment (2022)
- Frisco, CO ..... Summit County Housing Needs Update (2020)
- Glenwood Springs, CO ..... Greater Roaring Fork Regional Housing Study (2019)
- Granby, CO ..... Grand County Housing Authority Housing Needs Assessment (2018)
- Grand County, CO ..... Grand County Housing Needs Assessment (2018)
- Gunnison County, CO ..... Gunnison Valley Housing Needs Assessment (2016)  
Gunnison Housing Market Update (2021)
- Gunnison, CO ..... Gunnison Valley Housing Market Update (2021)
- Gypsum, CO ..... Eagle County Community Housing Inventory & Assessment (2022)
- Hayden, CO ..... Town of Hayden Housing Needs Assessment (2022)
- Jackson, WY ..... Teton Region Housing Needs Assessment (March 2022)
- Ketchum, ID ..... City of Ketchum Housing Needs Assessment & Action Plan (2022)
- Kremmling, CO ..... Grand County Housing Needs Assessment (2018)
- Leadville, CO ..... Lake County Housing Needs Assessment (2018)
- Mammoth Lakes, CA ..... Town of Mammoth Lakes Housing Needs Assessment (2017)
- Minturn, CO ..... Eagle County Community Housing Inventory & Assessment (2022)
- Mt. Crested Butte, CO ..... Gunnison Valley Housing Needs Assessment (2016)
- Ouray, CO ..... San Miguel County Housing Needs Assessment (2018)
- Pagosa Springs, CO ..... SWCCOG Regional Housing Needs Assessment & Strategy (2021)
- Park City, UT ..... Park City Housing Needs Assessment (2021)
- Pitkin County, CO ..... West Mountain Region Housing Coalition Housing Data Supplement (2022)
- Routt County, CO ..... Routt County Housing Needs Assessment (2009)
- Salida, CO ..... Chaffee County Housing Needs Assessment (2022)
- Silverthorne, CO ..... Summit County Housing Needs Update (2020)
- Snowmass Village, CO ..... Greater Roaring Fork Regional Housing Study (2019)
- Summit County, CO ..... Summit County Housing Needs Update (2023)
- Telluride, CO ..... San Miquel County Housing Needs Assessment (2018)
- Vail, CO ..... Eagle County Community Housing Inventory & Assessment (2022)
- Winter Park, CO ..... Fraser River Valley Housing Needs Assessment (2022)
- Whistler, B.C., CA ..... Housing Needs Report—Resort Municipality of Whistler (2022)

# Housing Plans

- Aspen, CO ..... City of Aspen Affordable Housing Strategic Plan (2022)
- Avon, CO ..... Avon Community Housing Plan (2021)
- Basalt, CO ..... Town of Basalt Town Code: Housing Mitigation
- Breckenridge, CO ..... Town of Breckenridge Workforce Housing 5-Yr Blueprint (2022)
- Carbondale, CO ..... Town of Carbondale Community Housing Guidelines (2016)
- Crested Butte, CO ..... Town of Crested Butte Affordable Housing Five-Year Plan (2020)
- Dillon, CO ..... Dillon Workforce: Opportunities, Options & Policies (2021)
- Durango, CO ..... City of Durango Housing Plan (2018)  
LaPlata County 3-Yr Workforce Investment Strategy (2022)
- Eagle County, CO ..... Eagle County Housing Bold Moves Strategic Plan (2023)
- Eagle, CO ..... Local Employee Residency Program
- Estes Park, CO ..... Estes Valley Housing Strategic Plan (2023)  
Estes Forward Comprehensive Plan (2022)
- Frisco, CO ..... Frisco Housing Discussion (2021)
- Glenwood Springs, CO ..... City of Glenwood Springs Strategic Housing Action Plan (2023)
- Grand County, CO ..... Grand County Housing Plan (2018)
- Gunnison County, CO ..... Gunnison County Strategic Plan (2022)
- Hayden, CO ..... Town of Hayden Housing Action Plan (2022)
- Jackson, WY ..... Jackson/Teton City Annual Housing Supply Plan (2023)  
Jackson/Teton City Annual Indicator Report (2023)
- Ketchum, ID ..... City of Ketchum Housing Action Plan (2022)
- Mammoth Lakes, CA ..... Town of Mammoth Lakes Community Housing Action Plan (2017)
- Minturn, CO ..... Minturn Housing Action Plan (2019)
- Moab, UT ..... Moab Area Affordable Housing Plan (2016)
- Mountain Village, CO ..... Mountain Village Community Housing Initiative (2021)
- Mt. Crested Butte, CO ..... Mt. CB Community Housing Guidelines (2020)  
Mt. CB Town Code: Community Housing (Ch. 22)
- Park City, UT ..... Park City Affordable Housing Guidelines (2021)
- Salida, CO ..... Chaffee County Office of Housing Strategic Plan (2018)
- Silverthorne, CO ..... Silverthorne Strategic Housing Plan (2017) | Housing website
- Snowmass Village, CO ..... Town of Snowmass Village Workforce Housing Master Plan (2021)
- Summit County, CO ..... Summit County Housing Plan (2022)  
Deed Restriction Guidelines  
Dev. Code: Local Resident Housing
- Telluride, CO ..... Telluride Affordable Housing Guidelines (2023)  
San Miquel County Housing Needs Assessment (2018)
- Vail, CO ..... Vail Housing 2027
- Winter Park, CO ..... Town of Winter Park Community Housing Plan (2023)
- Whistler, B.C., CA ..... Resort Municipality of Whistler Housing Action Plan (2023)  
RMOW Report to Council (2023)

# Short Term Rentals (STRs)

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[https://coskitowns.com/wp-content/uploads/2013/11/23121-STRs-Matrix\\_FF\\_web.pdf](https://coskitowns.com/wp-content/uploads/2013/11/23121-STRs-Matrix_FF_web.pdf)

Following is a highlight of how eight communities are managing and regulating STRs.

QUESTION	Aspen, CO	Grand County, CO
Allowed in Primary Residence?	Yes	Yes
Allowed in Non-Primary Residence?	Yes	Yes
License Required?	Yes	Yes
Limit # licenses issued?	Yes. There are 3 STR permit types. The limit only applies to the STR-C permit type in certain residential zone districts. STR-OO and STR-LE permits are not subject to limited availability. Condo-hotels are subject to STR regulations but have some additional flexibility.	No limit
Limit # of licenses issued per person?	No	No limit
License Fee (\$)	\$148/unit/yr for condo-hotel units. \$394/unit/yr for classic and owner occupied. All license holders must also have an annual \$150 business license too.	\$100/per occupant
Done a Fee Study?	Yes	No
Which Taxes Required? (lodging, STR, excise, etc.) Note %	STR-OO or STR-LE tax is 16.30%; STR-C tax is 21.30%.	Lodging tax 1.8%, County tax 1.3%
Who collects taxes? Municipality or listing agency?	License holder must remit directly to city.	Listing agency.
Neighbor Notification Required?	Yes. 300 foot buffer for mailed notice and 15-day minimum posted notice on property.	Not required.
Concentration Limits? (i.e. # allowed per block or zone)	Yes	No limit.
Zoning Limitations? (i.e. STRS only allowed in certain zones.)	Yes	No limitations.
Occupancy Limits?	Studio units have an occupancy of two plus one. All STR units with one or more bedrooms have an occupancy of two plus two per bedroom. Bunkrooms count as two occupants per bedroom regardless of the number of pillows.	16 people maximum for any dwelling. Maximum occupancy further limited depending of septic design.
Limits on # of nights per year?	No limits on STR-C permits. STR-OO permits are limited to 120 nights per year.	No limits
Require a "local responsible party" to take complaints?	Defined as "a natural person who is legally designated on the permit application by the permittee. Must live in the Roaring Fork River Drainage area and within 2 hours drive."	2 emergency contacts required .
Mandatory response time for the responsible party to address complaints?	2 hour response to emergency calls and 24 hour response to non-emergency calls.	1 hour required response time.
Utilize a 24 hour call center for complaints?	No	Yes
Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	Yes. Utilize staff and software.	Internal staff.
STRs allowed on deed restricted units?	No	Yes
Use/have used moratoriums?	Yes	None
Total # of housing units	6197 total. 2,303 deed restricted units & prohibit STR use. 3,894 Free Market Units.	9416
Number of STR licenses issued	1,174	949
% of residential units with STR licenses	30.1% of free market residential units 18.9% of total residential units.	Approximately 8%
Long Term Rental Incentives?	No	None at county level.
Weblink to STR ordinance(s)	<a href="https://www.aspen.gov/DocumentCenter/View/8864/ACRA-COA_GoodNeighborGuide-9122?bidId=">https://www.aspen.gov/DocumentCenter/View/8864/ACRA-COA_GoodNeighborGuide-9122?bidId=</a>	<a href="https://www.co.grand.co.us/DocumentCenter/View/17978/Short-Term-Rental-Regulations">https://www.co.grand.co.us/DocumentCenter/View/17978/Short-Term-Rental-Regulations</a>
Data/Metrics that demonstrate success of regulations?	Still under review since we are in our first year of the new regulations and the new tax.	None
New/Innovative programs to share?	Renter education requirement about how to explore the mountains and community responsibly;	None
Other Notes	New code adopt in late 2022. Fees based on program administration and enforcement costs; tax based upon employee generation by use and the cost of deed restricted housing construction.	

# Short Term Rentals (STRs)

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Following is a highlight of how eight communities are managing and regulating STRs.

QUESTION	Mt. Crested Butte, CO	Steamboat Springs, CO
Allowed in Primary Residence?	Yes	Yes
Allowed in Non-Primary Residence?	Yes	Yes
License Required?	Yes	Yes
Limit # licenses issued?	No	Unlimited in Overlay Zone A; Overlay Zone B has 6 subzones with caps.
Limit # of licenses issued per person?	No	No
License Fee (\$)	\$275 for New License + \$10 per occupant. \$200 for annual renewal + \$10 per occupants.	\$250
Done a Fee Study?	Compared fees vs. cost fee lowered in Spring of 2023. Fee can only cover administrative costs.	No
Which Taxes Required? (lodging, STR, excise, etc.) Note %	MTCB sales tax - 5% MTCB Excise Tax - 2.9%	Sales and lodging taxes + 9% STR excise tax
Who collects taxes? Municipality or listing agency?	Depends. We have an agreement with VRBO and Airbnb..	Voluntary collection agreements with VRBO and Airbnb.
Neighbor Notification Required?	No	No
Concentration Limits? (i.e. # allowed per block or zone)	No	No
Zoning Limitations? (i.e. STRS only allowed in certain zones.)	No	STR Overlay Zones
Occupancy Limits?	No	Yes
Limits on # of nights per year?	No	Yes, for Temporary STR Licenses only.
Require a "local responsible party" to take complaints?	Yes	Yes
Mandatory response time for the responsible party to address complaints?	Yes	Yes
Utilize a 24 hour call center for complaints?	No	Under contract; not live yet.
Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	Yes. Compliance software and dedicated staff member "STR Officer."	Contract with Granicus; dedicated STR compliance officer.
STRs allowed on deed restricted units?	No	No
Use/have used moratoriums?	No	Yes. While overlay zone was being drafted.
Total # of housing units	1676	Approximately 10,000
Number of STR licenses issued	728 as of 10/23/2023	Approximately 3000 total STRs (still issuing first round of licenses)
% of residential units with STR licenses	43%	Approximately 30%
Long Term Rental Incentives?	Yes. Through the housing authority.	No
Weblink to STR ordinance(s)	<a href="https://library.qcode.us/lib/mt_crested_butte_co/pub/town_code/item/chapter_11-article_ii?view=all">https://library.qcode.us/lib/mt_crested_butte_co/pub/town_code/item/chapter_11-article_ii?view=all</a>	<a href="https://steamboatsprings.net/1319/Short-Term-Rentals">https://steamboatsprings.net/1319/Short-Term-Rentals</a>
Data/Metrics that demonstrate success of regulations?	No	
New/Innovative programs to share?	No	
Other Notes		



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Following is a highlight of how eight communities are managing and regulating STRs.

QUESTION	Summit County, CO	Telluride, CO
Allowed in Primary Residence?	Yes	Yes
Allowed in Non-Primary Residence?	Yes	Yes
License Required?	Yes	Yes
Limit # licenses issued?	Unlimited in the Resort Overlay Zone (ROZ). Capped number of licenses in the Neighborhood Overlay Zone (NOZ). Numbers vary based on basin location.	Limited until 11/23. Limited to 750 licenses for now.
Limit # of licenses issued per person?	No	No
License Fee (\$)	Yes. Depends on license type. Resort Overlay Zone = \$280 Neighborhood Overlay Zones: Type I = \$225; Type II = \$340	Based on # of rooms. \$122/room.
Done a Fee Study?	In Progress	No
Which Taxes Required? (lodging, STR, excise, etc.) Note %	Sales tax = 6.375% collected by State. Summit County receives 2% of this (in unincorporated parts of the County) Also new this year is the 2% lodging tax in addition to the sales tax	Lodging, STR tax, excise
Who collects taxes? Municipality or listing agency?	Listing agency if Air B&B or Expedia, otherwise submitted directly to the State	Municipality
Neighbor Notification Required?	No	No
Concentration Limits? (i.e. # allowed per block or zone)	In the NOZ only: Lower Blue Basin is capped at 550, Upper Blue Basin is capped at 590, Snake River Basin is capped at 130, Ten Mile Basin is capped at 20.	No
Zoning Limitations? (i.e. STRS only allowed in certain zones.)	No. But we do have two zones: the Resort Overlay Zone and the Neighborhood Overlay Zone. Each of these zones have regulations pertaining to the use within that zone.	Yes. Residential Zone district limits on # of rentals and nights per year.
Occupancy Limits?	Yes, in the NOZ, 2 guests per bedroom plus 2 additional guests, unless further restricted by On-Site Wastewater System. In the ROZ, 2 people per bdrm plus 4, or 1 person for every 200 sq ft, whichever is greater.	No
Limits on # of nights per year?	No annual night or booking limit if property is within the Resort Overlay Zone. Within the Neighborhood Zone there is a 35 booking limit per year for each STR but no nightly limit.	Only in Residential Zone.
Require a "local responsible party" to take complaints?	Not required to be local but responsible party must respond within 1 hour of receiving a complaint.	Yes
Mandatory response time for the responsible party to address complaints?	1 hour	No
Utilize a 24 hour call center for complaints?	Yes, complaint hot line can be used via telephone or via weblink.	No
Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	Yes. The County utilizes Host Compliance software and internal staff to monitor compliance. Community Service Officers also respond to complaints and issue civil infraction tickets as necessary.	3rd party and a Town Clerk.
STRs allowed on deed restricted units?	No	No
Use/have used moratoriums?	Yes. County called a 90 day moratorium in 2021 and a 9 month moratorium in 2022-2023 to allow time to revise STR regs and ordinance.	Yes currently until 11/23.
Total # of housing units	Approximately 16,000 units in unincorporated County	Approximately 2000 which are not prohibited from having STR.
Number of STR licenses issued	Approximately 4500 Licenses	750
% of residential units with STR licenses	Approximately 28.4%	
Long Term Rental Incentives?	"Leasing to Locals Program" provides funds to convert STR to LTR. The County also offers a Type I Exception STR License, which is exempt to the caps, to properties that can prove there is a full time, primary resident who works in the County living either in a bedroom or in an ADU on the property.	Yes
Weblink to STR ordinance(s)	<a href="https://www.summitcountycolorgov/DocumentCenter/View/23986">https://www.summitcountycolorgov/DocumentCenter/View/23986</a>	<a href="https://telluride.municipal.codes/TMC/6">https://telluride.municipal.codes/TMC/6</a>
Data/Metrics that demonstrate success of regulations?	Staff reviews data on annual basis.	No
New/Innovative programs to share?	Yes, previously mentioned Lease to Locals and Housing Helps Programs which provides money to existing homeowners, or buyers who agree to deed restrict their property to local workers, and offers money to homeowners to add deed restrictions to their homes, respectively. Others include the ADU Grant Program, Hotel Conversions, and first-of-its-kind lease with the US Forest Service to build housing on a USFS admin worksite.	Not yet.
Other Notes		

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Following is a highlight of how eight communities are managing and regulating STRs.

QUESTION	Vail, CO	Winter Park, CO
Allowed in Primary Residence?	Yes	Yes
Allowed in Non-Primary Residence?	Yes	Yes
License Required?	Yes	Yes
Limit # licenses issued?	No	No
Limit # of licenses issued per person?	No	No
License Fee (\$)	\$50 for on-site professionally managed units; \$260 for all others	\$125
Done a Fee Study?	Yes	In progress.
Which Taxes Required? (lodging, STR, excise, etc.) Note %	Sales Tax, Local Marketing District Tax	4% Sales Tax, 1% Accommodation Tax, 2% Transit & Trails Tax
Who collects taxes? Municipality or listing agency?	Municipality self-collects sales tax. Marketplace facilitators are required to collect and remit.	Municipality self-collects sales tax. Marketplace facilitators are required to collect and remit.
Neighbor Notification Required?	Only for Duplex Units.	No
Concentration Limits? (i.e. # allowed per block or zone)	No	No
Zoning Limitations? (i.e. STRS only allowed in certain zones.)	No	No
Occupancy Limits?	2 per bedroom + 2	Safety Requirements list complying with fire and building code.
Limits on # of nights per year?	No	No
Require a "local responsible party" to take complaints?	Yes	Yes
Mandatory response time for the responsible party to address complaints?	30 minutes between 11PM and 7AM; 60 minutes all other times.	60 Minutes
Utilize a 24 hour call center for complaints?	Yes	No
Compliance Efforts? (Compliance monitoring company, internal staff, software, other)	Utilize LodgingRevs to monitor online listing platforms for compliance.	Lodging Revs
STRs allowed on deed restricted units?	No	No
Use/have used moratoriums?	No	No
Total # of housing units	7359	2770
Number of STR licenses issued	2454	1300
% of residential units with STR licenses	31%	46%
Long Term Rental Incentives?	None	Used for 2021-22 and 22-23 Winter Seasons while waiting for long-term units to come online.
Weblink to STR ordinance(s)	<a href="https://codelibrary.amlegal.com/codes/vailco/latest/vail_co/0-0-0-3028">https://codelibrary.amlegal.com/codes/vailco/latest/vail_co/0-0-0-3028</a>	<a href="https://wpgov.com/wp-content/uploads/2021/06/O552.pdf">https://wpgov.com/wp-content/uploads/2021/06/O552.pdf</a>
Data/Metrics that demonstrate success of regulations?		
New/Innovative programs to share?		Anticipate fee increase 6/20/23 to \$400/bedroom + \$150
Other Notes		

# 2022 Fall Lodging Tax Ballot Measures

Data compiled by Andrew Grossman, Director of Destination Development at the Colorado Tourism Office.

Location	Won/ Lost	Margin: %/ # of voters	Changes Occur	Type of Tax	Notes
Carbondale	Won	• 72% For • 28% Against	January 1, 2023	Excise Tax on STRs	This requires STRs to become licensed, only 30 of the 70 that exist have registered, so we may see a reduction into STR inventory as a result.
	<a href="https://www.postindependent.com/news/carbondale-vacation-rentals-tax-for-workforce-housing-passes-easily/">https://www.postindependent.com/news/carbondale-vacation-rentals-tax-for-workforce-housing-passes-easily/</a>				
Chaffee County	Won	Ballot 1A: • 7,031 For • 3,944 Against	January 1, 2023	State collected county tax	The Board of County Commissioners hosted informal public hearings in August 2022 to garner public input as the lodging tax revenue reallocation ballot was drafted for the November Election.
	<a href="https://arkvalleyvoice.com/final-chaffee-general-election-lodging-tax-ballot-question-prepped-for-voters/">https://arkvalleyvoice.com/final-chaffee-general-election-lodging-tax-ballot-question-prepped-for-voters/</a>				
City of Aspen	Won	• 50.34% For • 49.66% Against	May 2023	Excise Tax on STRs	<ul style="list-style-type: none"> <li>• Under the tax, lodging-exempt and owner-occupied STRs would levy an additional 5% tax on the cost of a nightly stay, and classic STRs would levy an additional 10%.</li> <li>• The council also supported splitting the tax so that 70% of the collected revenue would be dedicated to affordable housing, while the remaining 30% would go toward environmental and infrastructure repair and maintenance needs.</li> <li>• Tax change will begin in May 2023.</li> </ul>
	<ul style="list-style-type: none"> <li>• <a href="https://www.postindependent.com/news/aspen-voters-go-for-short-term-rental-tax-hike/">https://www.postindependent.com/news/aspen-voters-go-for-short-term-rental-tax-hike/</a></li> <li>• <a href="https://www.aspendailynews.com/news/aspen-city-council-sends-short-term-rental-tax-question-to-voters/article_0cfe2de6-280b-11ed-9d4a-9349131b23a0.html">https://www.aspendailynews.com/news/aspen-city-council-sends-short-term-rental-tax-question-to-voters/article_0cfe2de6-280b-11ed-9d4a-9349131b23a0.html</a></li> </ul>				
Durango	Won	• 5,915 For • 2,751 Against	TBD	Town/City Lodging Tax	Expanded Use of the Lodging Tax dollars in excess of what was initially anticipated
	<a href="https://www.durangoherald.com/articles/durango-voters-appear-to-favor-allowing-city-keep-extra-lodgers-tax-revenue/">https://www.durangoherald.com/articles/durango-voters-appear-to-favor-allowing-city-keep-extra-lodgers-tax-revenue/</a>				
Eagle County	Won	• 7,018 For • 4,766 Against	January 1, 2023	State collected county tax	<ul style="list-style-type: none"> <li>• 2% tax on short-term lodging.</li> <li>• 90% of the proceeds on affordable housing and childcare for the local workforce.</li> <li>• The remaining 10% would be used for marketing to attract tourists.</li> <li>• The new tax would only apply to areas of the county that do not already have a lodging tax — namely, unincorporated Eagle County and the town of Gypsum.</li> </ul>
	<ul style="list-style-type: none"> <li>• <a href="https://results.enr.clarityelections.com/CO/Eagle/115924/web.307039/#/summary">https://results.enr.clarityelections.com/CO/Eagle/115924/web.307039/#/summary</a></li> <li>• <a href="https://publiclaserfiche.eaglecounty.us/WebLink/DocView.aspx?id=36336&amp;dbid=0&amp;repo=EagleCountyPublic&amp;searchid=c7cb4ecd-4a3a-43d0-b2d7-f4df79b79a9c&amp;cr=1">https://publiclaserfiche.eaglecounty.us/WebLink/DocView.aspx?id=36336&amp;dbid=0&amp;repo=EagleCountyPublic&amp;searchid=c7cb4ecd-4a3a-43d0-b2d7-f4df79b79a9c&amp;cr=1</a></li> </ul>				
Estes Park	Won	• 3,082 For • 1,838 Against	First full fiscal year (January 1, 2023)	Local Marketing District	<ul style="list-style-type: none"> <li>• Estes Park has proposed a 5.5% lodging tax rather than the previous lodging tax of 2%.</li> <li>• The additional 3.5% tax will fuel affordable housing while maintaining the same tourism promotion budget of 2%.</li> </ul>
	<ul style="list-style-type: none"> <li>• <a href="https://www.msn.com/en-us/news/politics/breaking-colorado-midterm-election-results-for-the-morning-of-nov-9/ar-AA13VDNj">https://www.msn.com/en-us/news/politics/breaking-colorado-midterm-election-results-for-the-morning-of-nov-9/ar-AA13VDNj</a></li> <li>• <a href="https://www.eprail.com/2022/08/30/visit-estes-park-discusses-lodging-tax-initiative/">https://www.eprail.com/2022/08/30/visit-estes-park-discusses-lodging-tax-initiative/</a></li> </ul>				
Gilpin County	Won	• 1,794 For • 1,481 Against	January 1, 2023	State collected county tax	<ul style="list-style-type: none"> <li>• 2% lodging tax on short-term rentals.</li> <li>• 10% to be used for advertising and marketing local tourism and the remaining 90% to be used for any Gilpin County purpose authorized by law, including without limitation, community projects and services facilitating and enhancing visitor experiences and addressing impacts from visitors in the areas of recreation, public safety, infrastructure, transportation and roads, housing, childcare, workforce, and historic preservation.</li> <li>• The tax will not apply within any municipality levying their own lodging tax. Currently, all Gilpin County municipalities, which include the City of Central and City of Black Hawk, have their own lodging tax.</li> </ul>
	<ul style="list-style-type: none"> <li>• <a href="https://results.enr.clarityelections.com/CO/Gilpin/115929/web.307039/#/summary">https://results.enr.clarityelections.com/CO/Gilpin/115929/web.307039/#/summary</a></li> <li>• <a href="https://drive.google.com/file/d/1l8kTYzqz6dW6BFNM7bsp4LewdGDhOxNA/view">https://drive.google.com/file/d/1l8kTYzqz6dW6BFNM7bsp4LewdGDhOxNA/view</a></li> </ul>				
Glenwood Springs	Won	• 1,948 For • 1,611 Against	January 1, 2023	Town/City Lodging Tax	The City Council approved a 2.5% lodging tax proposal that will be voted by the public in November.
	<ul style="list-style-type: none"> <li>• <a href="https://www.postindependent.com/news/_trashed-3/">https://www.postindependent.com/news/_trashed-3/</a></li> <li>• <a href="https://www.postindependent.com/news/how-a-2-5-lodging-tax-to-address-glenwood-springs-housing-needs-came-about-and-where-the-money-might-go/">https://www.postindependent.com/news/how-a-2-5-lodging-tax-to-address-glenwood-springs-housing-needs-came-about-and-where-the-money-might-go/</a></li> </ul>				

# 2022 Fall Lodging Tax Ballot Measures

Data compiled by Andrew Grossman, Director of Destination Development at the Colorado Tourism Office.

Location	Won/ Lost	Margin: %/# of voters	Changes Occur	Type of Tax	Notes
Links					
Grand Junction	Failed	Ballot 2A: • 10,679 For • 18,123 Against  Ballot 2B: • 7,601 For • 21,196 Against	N/A	Town/City Lodging Tax & Excise Tax on STRS	<p>City Council is considering several ballot initiatives, but has not yet taken action to refer anything to the ballot. Initiatives under consideration include:</p> <ul style="list-style-type: none"> <li>• 10% tax on short-term rentals and committing 2% of the city's cannabis sales tax to affordable housing.</li> <li>• Increasing lodging tax by 1% creating a short-term rental tax, increasing the lengths of leases the city can offer for housing developments and committing sales tax from cannabis to affordable housing.</li> </ul>
		<ul style="list-style-type: none"> <li>• <a href="https://www.gjsentinel.com/news/western_colorado/grand-junction-voters-pass-on-ballot-measures/article_13d21eec-603d-11ed-8249-1fb851d816de.html">https://www.gjsentinel.com/news/western_colorado/grand-junction-voters-pass-on-ballot-measures/article_13d21eec-603d-11ed-8249-1fb851d816de.html</a></li> <li>• <a href="https://results.enr.clarityelections.com/CO/Mesa/115943/web.307039/#/summary">https://results.enr.clarityelections.com/CO/Mesa/115943/web.307039/#/summary</a></li> <li>• <a href="https://www.gjsentinel.com/news/western_colorado/city-council-looks-to-put-affordable-housing-funding-on-ballot/article_8892ed9a-12b5-11ed-81f4-cfd3dd6a22be.html">https://www.gjsentinel.com/news/western_colorado/city-council-looks-to-put-affordable-housing-funding-on-ballot/article_8892ed9a-12b5-11ed-81f4-cfd3dd6a22be.html</a></li> </ul>			
Gunnison County	Won	Ballot 6A: • 5,994 For • 2,753 Against	January 1, 2023	Local Marketing District	<ul style="list-style-type: none"> <li>• The Gunnison County Commissioners want to expand the current LMD revenue allocation.</li> <li>• If the vote passes in November, up to 40% of LMD revenue can be dedicated to affordable housing and capital improvements.</li> <li>• These could include trailhead parking lots or toilet facilities.</li> </ul>
		<ul style="list-style-type: none"> <li>• <a href="https://results.enr.clarityelections.com/CO/Gunnison/115931/web.307039/#/summary">https://results.enr.clarityelections.com/CO/Gunnison/115931/web.307039/#/summary</a></li> <li>• <a href="https://crestedbuttenews.com/2022/07/county-moves-forward-with-lmd-redirection-ballot-issue/">https://crestedbuttenews.com/2022/07/county-moves-forward-with-lmd-redirection-ballot-issue/</a></li> </ul>			
Park County	Failed	Ballot 1B: • 44% For • 56% Against	N/A	State collected county tax	<ul style="list-style-type: none"> <li>• 2% lodging tax on short term rentals.</li> <li>• Funds will be used for: 1) Housing and childcare for the tourism-related workforce, including seasonal workers, and for other workers in the community, specifically for maintenance and operations of, and capital expenditures for the acquisition of land and buildings for, and design and construction for, such housing and child care facilities; and 2) Facilitating and enhancing the visitor experience, specifically for maintenance of, operations related to, and capital expenditures for the design and construction of roads and bridges, including those serving recreational areas within the County. 3) Advertising and marketing local tourism.</li> <li>• The tax shall apply in the unincorporated areas of the County and Town of Alma.</li> </ul>
		<ul style="list-style-type: none"> <li>• <a href="https://heartoftherockiesradio.com/preliminary-election-2022-results/">https://heartoftherockiesradio.com/preliminary-election-2022-results/</a></li> <li>• <a href="https://parkco.us/AgendaCenter/ViewFile/Item/11027?fileID=5456">https://parkco.us/AgendaCenter/ViewFile/Item/11027?fileID=5456</a></li> </ul>			
Salida	Won	Ballot 2B: • 51% For • 47% Against	January 1, 2023	Excise Tax on STRs	<ul style="list-style-type: none"> <li>• \$1,000 annual occupational license tax for short term rentals.</li> <li>• Funds will be used for affordable housing.</li> </ul>
		<ul style="list-style-type: none"> <li>• <a href="https://heartoftherockiesradio.com/preliminary-election-2022-results/">https://heartoftherockiesradio.com/preliminary-election-2022-results/</a></li> <li>• <a href="https://www.themountainmail.com/legals/article_c55c9980-1f6f-11ed-87b1-3bb9c5f89a61.html">https://www.themountainmail.com/legals/article_c55c9980-1f6f-11ed-87b1-3bb9c5f89a61.html</a></li> </ul>			
San Juan County	Won	Ballot 1A: • 361 For • 117 Against	January 1, 2023	State collected county tax	<ul style="list-style-type: none"> <li>• Expansion of existing 2% lodging tax for additional purposes as follows: 50% to marketing and promotion of local tourism; forty percent (40%) to acquire, construct, maintain, enhance, renovate, relocate, improve, promote, support and fund, housing and childcare for the tourism related workforce, including seasonal workforce and other workers in the community; and ten percent to acquire, construct, maintain, enhance, renovate, relocate, improve, promote, support and fund signage, trail and trailhead development, road and bridge projects, parking and staging, and the backcountry ranger position, in order to facilitate and enhance visitor experience, and for all other purposes permitted by law.</li> <li>• Tax applies in the entire County, including Town of Silverton.</li> </ul>
		<ul style="list-style-type: none"> <li>• <a href="https://results.enr.clarityelections.com/CO/San_Juan/115960/web.307039/#/detail/35?v=310802%2F">https://results.enr.clarityelections.com/CO/San_Juan/115960/web.307039/#/detail/35?v=310802%2F</a></li> <li>• <a href="https://sanjuancounty.colorado.gov/sites/sanjuancounty/files/Resolution_2022-06_CountyLodgingTaxResolutionWithNotice.pdf">https://sanjuancounty.colorado.gov/sites/sanjuancounty/files/Resolution_2022-06_CountyLodgingTaxResolutionWithNotice.pdf</a></li> </ul>			

# 2022 Fall Lodging Tax Ballot Measures

Data compiled by Andrew Grossman, Director of Destination Development at the Colorado Tourism Office.

Location	Won/ Lost	Margin: %/# of voters	Changes Occur	Type of Tax	Notes
Snowmass Village	Won	• 2,000 For • 200 Against	January 1, 2023	Town/City Lodging Tax	<ul style="list-style-type: none"> <li>The proposal expands the existing 2.5% marketing sales tax and the existing 2.4% lodging tax to add workforce housing to the allowed uses.</li> <li>Expand use went through, but the budget is remaining flat. The idea would be to divert the excess from the baseline budget into housing. 2024 budget will be telling.</li> </ul>
	<ul style="list-style-type: none"> <li><a href="https://www.aspentimes.com/news/2c-snowmass-oks-workforce-housing-measure/">https://www.aspentimes.com/news/2c-snowmass-oks-workforce-housing-measure/</a></li> <li><a href="https://www.aspendailynews.com/news/snowmass-council-to-decide-on-resolution-to-expand-marketing-sales-lodging-taxes/article_1085c178-2d7d-11ed-868d-1f812e419f85.html">https://www.aspendailynews.com/news/snowmass-council-to-decide-on-resolution-to-expand-marketing-sales-lodging-taxes/article_1085c178-2d7d-11ed-868d-1f812e419f85.html</a></li> </ul>				
Steamboat Springs	Won	• 62.7% For • 37.3% Against	TBD	Excise Tax on STRs	<ul style="list-style-type: none"> <li>9% tax on short-term rentals.</li> <li>Funds to be used to increase the stock of affordable and attainable housing at locations including, but not limited to, Brown Ranch by providing incentives, contributions, and funding infrastructure associated with affordable and attainable housing, including, without limitation, energy, stormwater, water, wastewater, and multi-modal transportation.</li> </ul>
	<ul style="list-style-type: none"> <li><a href="https://www.steamboatpilot.com/news/steamboat-voters-favor-str-tax-by-a-wide-margin/">https://www.steamboatpilot.com/news/steamboat-voters-favor-str-tax-by-a-wide-margin/</a></li> <li><a href="https://www.steamboatpilot.com/news/steamboat-council-passes-str-tax-question-now-in-voters-hands/">https://www.steamboatpilot.com/news/steamboat-council-passes-str-tax-question-now-in-voters-hands/</a></li> </ul>				
Summit County	Won	Ballot 1A: • 72.8% For • 27.2% Against	January 1, 2023	State collected county tax	<ul style="list-style-type: none"> <li>2% tax on short term rentals.</li> <li>Funds to be used to support our local workforce and quality of life by providing additional affordable housing and childcare for local workers, by improving trailheads and other outdoor recreation facilities and services, and values-based marketing and educational programs regarding local tourism.</li> <li>The tax shall apply in unincorporated parts of the County."</li> </ul>
	<ul style="list-style-type: none"> <li><a href="https://www.summitdaily.com/news/summit-county-approves-two-tax-related-ballot-measures-aimed-at-aiding-workforce-housing-child-care-and-emergency-services/">https://www.summitdaily.com/news/summit-county-approves-two-tax-related-ballot-measures-aimed-at-aiding-workforce-housing-child-care-and-emergency-services/</a></li> <li><a href="https://www.summitcountyco.gov/DocumentCenter/View/36407/Resolution-Lodging-Tax-Certification-Final-Draft2">https://www.summitcountyco.gov/DocumentCenter/View/36407/Resolution-Lodging-Tax-Certification-Final-Draft2</a></li> </ul>				
Town of Dillon	Won	Ballot 2A: • 252 For • 140 Against  Ballot 2B: • 255 For • 138 Against	TBD	Town/City Lodging Tax & Excise Tax on STRs	<ul style="list-style-type: none"> <li>Ballot initiative creates a 5% excise tax on short-term rentals and increases lodging tax from 2% to 6%.</li> <li>Funds will be used for affordable housing.</li> </ul>
	<ul style="list-style-type: none"> <li><a href="https://www.summitdaily.com/news/town-of-dillon-voters-approve-lodging-related-taxes-but-workforce-housing-ballot-question-remains-too-close-to-call/">https://www.summitdaily.com/news/town-of-dillon-voters-approve-lodging-related-taxes-but-workforce-housing-ballot-question-remains-too-close-to-call/</a></li> <li><a href="https://www.summitdaily.com/news/dillon-voters-will-make-decisions-in-november-on-the-towns-taxes-for-short-term-rentals/">https://www.summitdaily.com/news/dillon-voters-will-make-decisions-in-november-on-the-towns-taxes-for-short-term-rentals/</a></li> </ul>				
Town of Lyons	Won	• 914 For • 258 Against	January 1, 2023	Town/City Lodging Tax	<ul style="list-style-type: none"> <li>Increase lodging tax by 8% with the initial rate being set at 5% which may be adjusted by resolution of the Board of Trustees.</li> <li>Funds to be used to address visitor impacts and fund community projects and capital improvements as determined by the Town of Lyons Board of Trustees with any additional funds to be used to fund any lawful municipal purpose as determined by the Board of Trustees.</li> </ul>
	<ul style="list-style-type: none"> <li><a href="https://election.boco.solutions/ElectionResults2022G">https://election.boco.solutions/ElectionResults2022G</a></li> <li><a href="https://docs.google.com/document/d/178oyBNi9V3amhc0dOQgRkknppMcRSS4vuUclikOO2ol/edit">https://docs.google.com/document/d/178oyBNi9V3amhc0dOQgRkknppMcRSS4vuUclikOO2ol/edit</a></li> </ul>				
Town of Palisade	Won	• 654 For • 595 Against	January 2023	Town/City Lodging Tax	<p>The proposal will increase the \$2 a night to \$6 a night. \$4 would go to tourism and \$2 would go to community projects (i.e. housing etc)</p>
	<ul style="list-style-type: none"> <li><a href="https://results.enr.clarityelections.com/CO/Mesa/115943/web307039/#/summary">https://results.enr.clarityelections.com/CO/Mesa/115943/web307039/#/summary</a></li> <li><a href="https://www.nbc11news.com/2022/08/23/palisade-board-trustees-decide-whether-approve-city-election-fall-ballot/">https://www.nbc11news.com/2022/08/23/palisade-board-trustees-decide-whether-approve-city-election-fall-ballot/</a></li> </ul>				

# In the News

- Summit County could spend more than \$17 million on affordable housing in 2024 as budget discussion continues.  
<https://www.summitdaily.com/news/summit-county-could-spend-more-than-17-million-on-affordable-housing-in-2024-as-budget-discussion-continues/>
- YVHA breaks ground on Mid Valley attainable housing project.  
<https://www.steamboatpilot.com/news/yvha-breaks-ground-on-mid-valley-attainable-housing-project/>
- APCHA homeowners eligible for up to \$10k in home repair grants.  
<https://www.aspentimes.com/news/apcha-homeowners-eligible-for-up-to-10k-in-home-repair-grants/>
- Silverthorne considering short-term rental fee to fund workforce housing, other initiatives.  
<https://www.summitdaily.com/news/silverthorne-toys-with-the-idea-of-a-short-term-rental-licensing-fee-to-fund-workforce-housing-other-initiatives/>
- Aspen City council considers new possible workforce housing partner.  
<https://www.aspentimes.com/news/city-council-considers-new-possible-workforce-housing-partner/>
- Apartment project in Edwards passes first test with Eagle County commissioners – would have 32 deed-restricted units.  
<https://www.vaildaily.com/news/apartment-project-in-edwards-passes-first-test-with-eagle-county-commissioners/>
- Fraser's new mixed-use development to provide workforce and attainable housing, plus walkability.  
<https://www.skyhinews.com/news/frasers-new-mixed-use-development-to-provide-workforce-and-attainable-housing-plus-walkability/>
- Aspen City Council approves Lumberyard construction manager, design firm.  
<https://www.aspentimes.com/news/aspen-city-council-approves-lumberyard-construction-manager-design-firm/>
- A shortage of affordable housing is making it difficult for workers in tourism-dependent communities to find places to live. This is how three destinations are addressing the problem.  
<https://www.travelweekly.com/Travel-News/Hotel-News/Tourism-housing-crunch>
- Western Slope voters overwhelmingly passed taxes on short-term rentals to fund affordable housing. Colorado's Western Slope communities could generate about \$40 million in new tax revenue from vacation rentals to support affordable housing.  
<https://coloradosun.com/2022/11/17/western-slope-voters-tax-short-term-rentals/>
- Affordable housing wins on ballots in the High Country.  
<https://www.skyhinews.com/news/affordable-housing-wins-on-ballots-in-the-high-country/>
- 2C: Glenwood Springs' lodging-tax increase passes.  
[https://www.postindependent.com/news/\\_trashed-3/](https://www.postindependent.com/news/_trashed-3/)
- CDOT pays a steeper price to keep Roaring Fork Valley roads plowed.  
[https://www.aspendailynews.com/news/cdot-pays-a-steeper-price-to-keep-roaring-fork-valley-roads-plowed/article\\_473725aa-6a12-11ed-b3b1-f36829197427.html](https://www.aspendailynews.com/news/cdot-pays-a-steeper-price-to-keep-roaring-fork-valley-roads-plowed/article_473725aa-6a12-11ed-b3b1-f36829197427.html)

# In the News (continued)

- What are the Right Regulations for STRs?  
<https://www.vailvalleypartnership.com/2022/05/what-are-the-right-regulations-for-strs/>
- Eagle County Schools' call for housing brings in inventory as staffing challenges persist.  
<https://www.vaildaily.com/news/the-year-in-eagle-county-news-progress-on-housing-transportation-a-new-national-monument-and-ongoing-friction-between-vail-and-vail-resorts/>
- Tourism's Housing Crunch: A shortage of affordable housing is making it difficult for workers in tourism-dependent communities to find places to live. This is how three destinations are addressing the problem.  
<https://www.travelweekly.com/Travel-News/Hotel-News/Tourism-housing-crunch>
- In Colorado mountain towns, where affordable housing is scarce, 'even living out of your car is gentrified'. Crackdowns on sleeping in vehicles, cramping last-resort lifestyle, threaten service.  
<https://www.vaildaily.com/news/in-colorado-mountain-towns-where-affordable-housing-is-scarce-even-living-out-of-your-car-is-gentrified/>
- Ketchum, Idaho, Has Plenty of Available Jobs, but Workers Can't Afford Housing.  
<https://www.wsj.com/articles/ketchum-idaho-has-plenty-of-available-jobs-but-workers-cant-afford-housing-11625659200>
- Workforce' housing adds homes for locals. What about the price? Workforce program aims to insulate locals from the escalating free market.  
[https://www.jhnewsandguide.com/news/town\\_county/workforce-housing-adds-homes-for-locals-what-about-the-price/article\\_d854bb91-1f07-5395-ac23-4eb29a39b999.html](https://www.jhnewsandguide.com/news/town_county/workforce-housing-adds-homes-for-locals-what-about-the-price/article_d854bb91-1f07-5395-ac23-4eb29a39b999.html)
- While festivals lead to booming tourism in Telluride, its housing market is at a crossroads  
[https://www.aspendailynews.com/news/while-festivals-lead-to-booming-tourism-in-telluride-its-housing-market-is-at-a-crossroads/article\\_e38b8816-0eb9-11ec-b05d-8f235377a339.html](https://www.aspendailynews.com/news/while-festivals-lead-to-booming-tourism-in-telluride-its-housing-market-is-at-a-crossroads/article_e38b8816-0eb9-11ec-b05d-8f235377a339.html)
- As locals are priced out, Colorado mountain towns fight to keep workers. Communities are turning to innovations, like lease limits and new taxes, to confront a housing shortage worsened by remote workers and second-home owners  
<https://www.nbcnews.com/news/us-news/locals-are-priced-colorado-mountain-towns-fight-keep-workers-rcna17970>
- The U.S. housing market has gotten so expensive that income would have to jump 55% to make buying 'affordable,' real estate executive says. Personal incomes would have to soar to make up for the higher home payments created by rising mortgage rates.  
Source: FORTUNE – <https://apple.news/ATOSwX2OtRKSEXJvDH2B2Uw>
- Brown Ranch in Steamboat – needs Annexation Ordinance to pass and ballot question dedicating 75% of STR tax to project.  
<https://www.steamboatpilot.com/news/steamboat-city-council-member-michael-buccino-on-brown-ranch-annexation-we-need-to-do-this/>
- Town of Avon to hear about annexing nearly 100 acres to create 700 new affordable housing units.  
<https://www.vaildaily.com/news/town-of-avon-to-hear-about-annexing-nearly-100-acres-to-create-700-new-affordable-housing-units/>

# In the News (continued)

- Aspen School District provides housing to its employees.  
[https://www.aspendailynews.com/news/asd-looking-at-long-term-upkeep-of-employee-housing/article\\_4d924b20-6415-11ee-a424-3fb283b77cff.html](https://www.aspendailynews.com/news/asd-looking-at-long-term-upkeep-of-employee-housing/article_4d924b20-6415-11ee-a424-3fb283b77cff.html)
- Nearly 500 workforce housing units are coming to Summit County. Here's where each project stands.  
<https://www.summitdaily.com/news/nearly-500-workforce-housing-units-are-coming-to-summit-county-heres-what-to-know/>
- How Vail Health is building for the future of its employees, patients.  
<https://www.vaildaily.com/news/how-vail-health-is-building-for-the-future-of-its-employees-patients/>
- Colorado mountain town Facebook page reflects a crisis: 'We're all desperate for housing here.'  
<https://www.summitdaily.com/news/colorado-mountain-town-facebook-page-reflects-a-crisis-were-all-desperate-for-housing-here/>
- Summit County signs lease with White River National Forest to bring up to 177 affordable rental units to workforce.  
<https://www.summitdaily.com/news/summit-county-signs-lease-with-white-river-national-forest-to-bring-up-to-177-affordable-rental-units-to-workforce/>
- Summit County residents can now be paid for building accessory dwelling units, here's how it works. A new county program provides subsidies to homeowners who convert or build rent-capped units.  
<https://www.summitdaily.com/news/summit-county-residents-can-now-be-paid-for-building-accessory-dwelling-units-heres-how-it-works/>
- CMC Vail Valley celebrates affordable housing for staff & students.  
<https://coloradomtn.edu/cm-c-news/colorado-mountain-college-celebrates-the-opening-of-36-affordable-housing-units-for-staff-students/#:~:text=Colorado%20Mountain%20College%20celebrates%20the,staff%2C%20students%20%2D%20Colorado%20Mountain%20College&text=This%20story%20ran%20in%20the,edition%20of%20the%20Vail%20Daily>
- Eagle County commissioners give initial approval to proposed Wolcott housing project.  
<https://www.vaildaily.com/news/eagle-county-commissioners-give-initial-approval-to-proposed-wolcott-housing-project/>
- Summit County officials consider moves to make approving affordable housing easier.  
<https://www.summitdaily.com/news/summit-county-officials-seek-to-expedite-housing-review-processes-increase-density-caps-as-part-of-land-use-code-overhaul/>
- Vail Town Council: \$6 million in land purchases from CDOT for housing .  
<https://www.vaildaily.com/news/vail-approves-over-6-million-in-land-purchases-from-cdot-for-deed-restricted-housing/>
- RFTA sees housing project as possible 'marriage made in heaven.'  
[https://www.aspendailynews.com/news/rfta-sees-housing-project-as-possible-marriage-made-in-heaven/article\\_c81c61f6-381d-11ee-a44c-27aafc375aaf.html](https://www.aspendailynews.com/news/rfta-sees-housing-project-as-possible-marriage-made-in-heaven/article_c81c61f6-381d-11ee-a44c-27aafc375aaf.html)



# In the News (continued)

- Summit County officials poised to roll out new accessory dwelling unit assistance program within weeks  
<https://www.summitdaily.com/news/summit-county-officials-poised-to-roll-out-new-accessory-dwelling-unit-assistance-program-within-weeks/#:~:text=The%20Summit%20County%20government%20is,that%20sits%20on%20the%20property>
- Major workforce housing project in Breckenridge remains ahead of schedule, but the demand continues to rise.  
<https://www.summitdaily.com/news/major-workforce-housing-project-in-breckenridge-remains-ahead-of-schedule-but-the-demand-continues-to-rise-developer-says/>
- How important are STRs to the Telluride economy?  
[https://www.tellurideneews.com/news/article\\_eb930cd6-2c18-11ee-a719-5ffde6a75539.html](https://www.tellurideneews.com/news/article_eb930cd6-2c18-11ee-a719-5ffde6a75539.html)
- New law gives boost to tiny homes as housing alternative.  
<https://coloradosun.com/2023/07/11/tiny-home-rules-veterans-housing-colorado/>
- In bid to spur more workforce housing, Summit County officials may overhaul parts of land use code.  
<https://www.summitdaily.com/news/in-bid-to-spur-more-workforce-housing-summit-county-officials-may-overhaul-parts-of-land-use-code/>
- Telluride readies \$857 per-bedroom "regulatory fee" on short-term rentals as replacement for moratorium  
Three other Colorado communities charge annual per-bedroom fees for short-term rentals as more than a dozen other communities have increased license fees or passed excise taxes.  
<https://coloradosun.com/2023/10/10/telluride-regulatory-fee-short-term-rentals/#:~:text=Telluride%20will%20let%20its%20moratorium,owners%20who%20rent%20to%20vacationers>



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