



MINUTES
January 28-29, 2021
Virtual-Zoom Meeting

Thursday, January 28

I. Call to Order, Dean Brookie, Past-President

Mayor Brookie voiced appreciation for his fellow board members, staff, and the broader membership for helping to make CAST a relevant, valuable, and effective organization. He “passed the gavel” to incoming President, Dara MacDonald.

II. New Business, Dara MacDonald, CAST President

- The March 5, 2020 meeting minutes were unanimously approved with one correction – the affiliation of Ann Mullins should be Aspen.
- Election Results & CAST Officers: Welcome to new board member Sarah Smith Hymes, Mayor, Avon. Dara MacDonald is the new CAST President, Mayor Smith Hymes is Vice President and Rick Holman, Breckenridge is Secretary/Treasurer. At Large board members are Todd Brown, Telluride and Nancy Kerry, Frisco.
- Margaret Bowes reviewed the 2021 meeting calendar which is posted at coskitowns.com.
- The membership approved Routt County as our newest Associate Member.

III. Affordable Housing Panel & Discussion

[Presentations can be found here.](#)

Vail InDEED: George Ruther, Director of Housing, Town of Vail

After more than four decades of working on affordable housing solutions, it is still a significant challenge. The Vail Town Council and housing authority committed in 2017 to take a bold step and try something vastly different. That is the Vail InDEED program. The goal set in 2017 was to secure 1,000 additional resident deed restricted units by 2027. This leading edge program acquires deed restrictions on individual properties that requires the occupant work 30 hours within Eagle County. The program took very little marketing and was primarily done through word of mouth and the website <https://www.vailindeed.com/>. So far, they have acquired 155 deed restrictions. The deed restriction value is approximately 16% of fair market value and the deed is in the superior position on title as a covenant, not a lien. Business owners are participating as are investors and local residents. The program started in 2018 with \$.5M and in less than two months, that was spent and another \$1.5M was appropriated in that budget cycle. They have spent just under \$11M to date. These deed restrictions show up as an asset on the town’s books. There is no cap on the value of property, but a cap of \$200,000 is the limit on a single deed restriction. They do an annual verification through an owner affidavit and a compliance check.

Housing Helps: Laurie Best, Community Development, Town of Breckenridge

Housing Helps is done in partnership with Summit County and is tailored after the Vail InDEED program. Summit County has a robust housing program with a variety of strategies, but this program preserves existing inventory. It is faster to acquire deed restrictions than it is to build new units and it has lower risk. They thought the program would primarily be

used as down payment assistance for new home buyers, but they have found that many existing homeowners are using it to get through a special assessment or pay for deferred maintenance on their property. Housing Helps Breck started in 2019 with a \$500,000 budget. Deed restriction is that the occupant must work for a local business. There is no income cap. They marketed through realtors and a website, but awareness of the program mostly spread by word of mouth. They have gotten participation from more single family homes than they anticipated. They prioritize properties of approximately \$700K or less. They have funded 19 to date at an average cost of \$78,000 and they split that cost with the County. <https://www.townofbreckhousing.com/>

IV. Small Group Discussions

The membership broke into four breakout groups for small-group discussions on the topics of their choosing.

The meeting adjourned at 4:00 p.m.

Friday, January 29

[Presentations can be found here.](#)

I. Call to Order, Dara MacDonald, President

II. Thoughtful Growth: Bed Units and the Whistler Story

Jack Crompton, Mayor, Resort Municipality of Whistler

Jessie Gresley-Jones, Gen. Manager of Resort Experience, Resort Municipality of Whistler

An Olympic bid set Whistler on a course as a destination for the world. They work to ensure they have a thriving community in a beautiful, natural place and to maintain their values while they are busy 12 months of the year. Since 1979, local housing has been a focus. 70+% of housing is owned by residents. They have a goal that 75% of employees live in town. Bed units are hard to understand, even in Whistler where they have been discussed locally since 1975. Bed units are a planning tool to control and manage growth. They consider built and planned development and the capacity of the place including water, sewer, roads, resort lifts, etc. Bed units are a good starting point, but zoning is still the ultimate tool in planning for and controlling growth.

III. Managing Impacts on Public Lands: Transitioning from Dispersed to Managed Camping

Jennifer Jones, Recreation Division Chief, BLM-Moab Field Office

The Moab area started managing camping and recreation back in the early 90s and public land managers were visionary in their efforts. A 2008 Resource Development Plan was a result of very big thinking. Jennifer encourages land managers to think broad with a phased approach. Ten years ago, who would have thought we would be talking about e-bikes, drones and base jumping. Business plans with a savings for unforeseen needs is important. They continue to work towards a balance of recreation and mineral extraction, working extensively with the community which is so important. It takes approximately two years for new Resource Management Plans to get through the federal register. There is significant need for capital improvements as well as staff and law enforcement. Cooperative Agreements are important as the visitor doesn't recognize when they go from BLM to State to County land, and the differing rules/regulations. Ms. Jones implored those on the call to support getting the Federal Land Recreation Enhancement Act (FLREA) permanently authorized. It allows for the retention of fees and BLM could not do what they do in the Moab area without it.

Matthew McCombs, District Ranger, USFS-Gunnison Ranger District

We owe it to future generations to focus on sustainable recreation management and leave our natural places better than we found them. The Sustainable Tourism and Outdoor Recreation (STOR) Committee is a group of a wide range of entities, agencies, and interest groups. STOR's formation coincided with an explosion in visitation. It was apparent that transitioning away from dispersed camping to a more built, developed camping system was necessary and they did an environmental analysis. STOR, USFS and Gunnison County secured GOCO funding to get the effort started. A huge part of the success has been the perfect alignment of USFS, STOR and town/county governments. This cooperative model is the greatest gift you can give your USFS superintendent. Crested Butte Conservation Corp is taking on a lot of the work on funding strategies, not relying on, or waiting for federal land agencies to develop proposals. It is important that our visitors still feel welcome. That will make it more likely they will engage with our local value system and become good stewards themselves.

IV. Other Business

CAST continues to partner with the Care for Colorado Campaign that is a collaboration of Leave No Trace and the Colorado Tourism Office (CTO). CTO has expressed appreciation for the engagement of CAST members.

The CAST and Northwest Colorado Council of Government's Mountain Migration research effort will get underway with the first Work Group meeting next week. The study strives to learn if the influx of new residents and longer stays of part time residents is just a COVID trend or will continue past the pandemic and will assess how the trend will impact demand for local services and infrastructure.

V. Adjourn