



CAST Housing Survey-August 2021

Summary of tools members are utilizing or contemplating

(21 Responses)

	Utilizing	Contemplating
Zoning changes	10	7
Density bonuses	14	5
Fee Waivers/reductions/deferrals	12	5
Multifamily allowed in most zones	13	1
ADUs	15	6
Development standards (ie small lots, small houses, simple materials, set backs)	7	11
Deed restriction on new housing	18	5
Deed restrictions on existing housing	9	11
STR moratorium	3	2
STR regulations	14	11
Incentives for long term rentals	6	10
Secure/use public land for housing	16	4
Public partnerships building housing	16	8
Public partnerships financing housing	9	9
Property tax exemption	3	5
Redirecting lodging taxes to housing	1	8



CAST HOUSING SURVEY-August 2021

In advance of the Telluride meeting, we are asking each CAST member jurisdiction to share, at a high level, their recent housing actions. Please return to mbowes@coskitowns.com by August 16.

CAST Member Jurisdiction: **City of Aspen**

1. What bold, innovative housing actions is your organization taking (high level)?

- Ongoing commitment to building affordable housing
 - i. Currently 79 affordable units are in development by the City
 - ii. Additional 300+ City-built units are planned for 5-10 years
- Aspen Pitkin County Housing Authority (APCHA) management of approximately 3,200 affordable housing units; approximately half rental, half for sale units
 - i. Currently implementing mandatory home inspection funded by APCHA at point of sale
 - ii. Working on mandatory energy inspection funded by APCHA at point of sale
 - iii. Working on mandatory capital repairs program for ownership units
 - iv. Next up is addressing insufficient HOA capital reserves for affordable housing complexes
- Land Use Code Improvements
 - i. Recent update to our affordable housing mitigation Fee-in-Lieu
 - ii. Increased incentives and clarity within our affordable housing credits program
 - iii. Study evaluating effectiveness of existing growth management /affordable housing policies in the redevelopment of existing, but aging multi-family projects

2. If you have a dedicated funding source for housing, list the source(s).

Yes – 1% Housing Real Estate Transfer Tax (HRETT). The first \$100,000 of the transaction is deducted prior to applying the HRETT.

Also, 45% of .45% Sales Tax

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Yes –

- 1% Housing Real Estate Transfer Tax (HRETT). The first \$100,000 of the transaction is deducted prior to applying the HRETT.
- Wheeler Opera House Real Estate Transfer Tax (WRETT) of 0.5%.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

- State law requiring, for new multi-unit development HOAs, a capital reserve study and sufficient level of capital reserves;
- Grant funding or matching grant funding to support capital repairs to existing affordable housing to bring them up to an acceptable standard so we can implement a mandatory capital repairs program; and
- Continued sharing of good ideas and successes between our peer communities.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>

Other: [Re-examining our existing Affordable/Employee Housing mitigation requirements.](#)
[Reducing of off-street parking requirements – for many uses, but this has a very direct impact on affordable housing.](#)



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CAST Member Jurisdiction: Town of Avon

1. What bold, innovative housing actions is your organization taking (high level)?

- Avon implemented *IMi Casa Avon!*, a program that offers to buy a deed restriction in the amount of 12% of the purchase price, up to \$100,000, to assist new home buyers. The deed restriction limits the use of the property to full-time residential use in perpetuity and has no price cap or price restriction on resale.
- Avon adopted a 20% employee housing mitigation requirement for all new development approvals.
- Avon adopted tax and fee waivers for construction of deed restricted Community Housing.

2. If you have a dedicated funding source for housing, list the source(s).

Avon does not have dedicated funding sources for housing. Avon Council may transfer up to 10% of Real Estate Transfer Tax revenue each year to Community Housing.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Yes, 2% RETT. It is used for Capital Improvements.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Land and money.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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STR regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Secure/use public land for housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships building housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:		



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CAST Member Jurisdiction: Basalt

1. **What bold, innovative housing actions is your organization taking (high level)?**
Looking to fund a significant AH project (likely a partnership) through property tax this fall
2. **If you have a dedicated funding source for housing, list the source(s).**
3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**
4. **What would be most helpful in dealing with the affordable housing crisis in your community?**
(Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

regional funding sources and cooperation

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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STR regulations	<input type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>
Other:		



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CAST Member Jurisdiction: Big Sky, MT

1. **What bold, innovative housing actions is your organization taking (high level)?**
Rent Local Cash Incentive program to switch owners from renting Short Term to renting to local workers
2. **If you have a dedicated funding source for housing, list the source(s).**
None dedicated. Apply annually for Resort Tax funds and local grants
3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**
No – not legal in Montana
4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**
State legislative changes: allow real Estate Transfer Tax, allow Inclusionary Zoning, allow short term rental restrictions. Have a dedicated funding source

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input type="checkbox"/>
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Other:



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CAST Member Jurisdiction: Breckenridge

1. What bold, innovative housing actions is your organization taking (high level)?

In Breckenridge we are using 4 strategies to acquire additional workforce housing, they are:

- New Construction – partner with developers to construct new (we have almost 300 rental units in various phases right now)
- Buy-down – we will buy market rate units (typically older condos) and then put a deed-restriction on them and resell them at approx. 15% less than we paid.
- Housing Helps-We will provide a homeowner with 15-20% of their home value in cash if they put a “light” deed restriction (must be occupied by local worker) on their property, this can also be used for help with down payment if someone is buying a property.
- “Landing Locals” – incentive program to encourage property owners to use their property for long-term rental. We are modeling this program after one in Truckee, California.

2. If you have a dedicated funding source for housing, list the source(s).

In Summit County we have a .725 sales tax that is dedicated to workforce housing. Each jurisdiction in the County gets the dollars generated in their community. For Breckenridge that equates to a little over 3 million a year.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Yes we have a 1% RETT but we use it for capital improvement projects

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Legislative changes to how property tax is applied to STR properties would be helpful to slow the onset of STR properties and get them paying their fair share.

Additional dedicated revenue streams – housing is VERY expensive to build-we are looking at increasing the fees substantially for STR properties to generate housing dollars

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Other:		



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CAST Member Jurisdiction: Crested Butte

1. What bold, innovative housing actions is your organization taking (high level)?

Putting tax question to voters imposing flat tax of \$2,500 on residential properties not used as primary residence or rented for 6 months or more. Considering moratorium on heated/plumbed accessory buildings and possible requirement that they always provide an ADU. Launched GreenDeed program in 2021 to assist owners of deed restricted properties with efficiency upgrades (up to \$5,000 grants). Launching an InDeed program in 2022 in collaboration with Gunnison County, Mt CB & City of Gunnison

2. If you have a dedicated funding source for housing, list the source(s).

Have 5% excise tax on short-term rentals

November ballot question include combined tax on non-primary residences and 0.5% sales tax.

Increasing vacation rental excise tax to 7.5% is a separate question on the ballot.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Yes, 1/5 to open space. 1/2 to capital/parks/affordable housing – allocated annually as part of the budget.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Legislative changes would be helpful. Particularly more flexibility in how LMD money could be spent, i.e. mitigating impacts of tourism including impact on public lands and affordable housing initiatives. Greater flexibility in the target income levels for state and federal monies would be very helpful as our middle income workers continue to be priced out of the market. Ability to provide a “homestead exemption” for primary residences could be helpful, but currently not allowed in CO.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Public partnerships financing housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:		



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CAST Member Jurisdiction: Dillon

1. **What bold, innovative housing actions is your organization taking (high level)?**

Creativity – developing partnerships with public and private entities to create affordable housing.

2. **If you have a dedicated funding source for housing, list the source(s).**

5A Funds .6% sales tax

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

No

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

Legislative change at the State level to allow for a Real Estate Transfer tax to allocate towards additional affordable housing opportunities.

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other:		



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CAST Member Jurisdiction: City of Durango, Colorado

1. What bold, innovative housing actions is your organization taking (high level)?

- Created a new Housing Innovation Division and hiring a Housing Manager.
- Initiated multiple Land Use and Development Code Text Amendments including:
 - Parking Code Amendments
 - Development of Multiplex program
 - EN-Multifamily Code Amendments
 - ADU Program Updates
 - Vacation Rental Code Amendments
- Updating the Fair Share Program
- Granted \$500,000 of Fair Share funds toward preservation of workforce housing at the Animas View mobile home park
- Continued the HomesFund mortgage assistance program
- Facilitated the development of the tax credit-supported Espero Permanent Supportive Housing project
- Participated in the Coordinated Council on Homelessness and implemented the adopted Strategic Plan on Homelessness
- Prepared and submitted request for \$9M in federal funding for hotel conversion to affordable housing from Senator Bennet and Hickenlooper's offices
- Tracking opportunities for City acquisition of property to support homeless populations and those in transition

2. If you have a dedicated funding source for housing, list the source(s).

The City of Durango has a Fair Share Program and two of the larger developments, Twin Buttes and Three Springs have transfer fee programs.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

No

**4. What would be most helpful in dealing with the affordable housing crisis in your community?
(Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

- TABOR changes to allow for Transfer Tax and other funding sources including grants, etc.
- Commercial property tax rate changes for vacation rentals and 2nd homes.
- Case studies and information that can be replicated (clearing house of projects).
- Availability of public lands for housing purposes.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Property tax exemption	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other:		



CAST HOUSING SURVEY-August 2021

CAST Member Jurisdiction: Eagle County to include Vail and Beaver Creek

1. What bold, innovative housing actions is your organization taking (high level)?

The Eagle County Housing and Development Authority is working with many public and private entities to support housing efforts, and to better secure additional workforce housing for local residents. See our Bold Housing Moves, and more details on our website

www.housingeaglecounty.com

Housing Bold Moves				
Program Summary				
July 2021				
<u>0-60 days</u>	<u>Launch date</u>	<u>2021</u>	<u>Impact</u>	<u>Per Unit</u>
ECLF (Revolving Fund)	8/2/2021	\$300,000	25	* n/a
Buy Down/Deed Restriction program	8/2/2021	\$2,000,000	16	\$125,000
Homeless Stability grant			25	
<u>3-6 months</u>				
Rental Assistance program	8/23/21	\$125,000	60	\$2,083
Cash Offer Assistance (Revolving Fund)	9/7/21	\$2,500,000	4	
Long term rental incentive subsidy	9/13/21	\$150,000	20	\$7,500
ADU Build Out	10/1/21	\$150,000	3	\$50,000
<u>12-18 months</u>				
Entitle all ECG/ECHDA owned land				\$100,000
<u>Employees by HR</u>				
EHOP increase (Revolving Fund)	8/2/21	\$100,000	4	\$25,000
Master Leasing	8/2/21	\$25,000	4	\$6,250
Housing Stiped	TBD			
Total		\$5,350,000	161	\$33,230

2. If you have a dedicated funding source for housing, list the source(s).

None specifically dedicated; lost a 2016 ballot initiative for sales tax.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Several small RETA's built into deed restrictions for transfers to non-local residents. The funds are less than \$100,000, and used towards housing operations.

**4. What would be most helpful in dealing with the affordable housing crisis in your community?
(Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

Providing a higher AMI level above HUD's 80% AMI; we have needs up to 140% AMI due to the higher median home prices above \$1million. Assistance with land acquisition in the form of grant, financing assistance and/or funding sources. Commercial versus residential tax rate on short term rental properties.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input type="checkbox"/>
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Other:



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CAST Member Jurisdiction: Estes Park

- **What bold, innovative housing actions is your organization taking (high level)?**
We have an exclusive negotiation agreement with a developer to work towards a Development Agreement to build workforce housing on Town-owned land. We continue to explore options for generating a reliable/dedicated stream of funding to invest in workforce housing.
- **If you have a dedicated funding source for housing, list the source(s).**
None.
- **Do you have a Real Estate Transfer Tax and if so, what is it used for?**
No.
- **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**
Dedicated funding sources that are flexible enough to help provide a variety of housing opportunities from the “missing middle” to seasonal housing would be helpful in resort communities like ours. Funding developments that are not restricted to a lower AMI is difficult. A dedicated peer-exchange network would also be beneficial in generating ideas about how to address our local challenges.
- **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>
Other:		



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: Town of Frisco

1. **What bold, innovative housing actions is your organization taking (high level)?**

Frisco is currently collaborating with CDOT to develop a 22 unit rental project that will house CCOT employees and employees of other businesses within the Town. We anticipate breaking ground in Spring 2022

2. **If you have a dedicated funding source for housing, list the source(s).**

Summit County voters approved a 0.125% sales tax in 2006, and in 2016 approved an expansion of that tax to 0.725%. The increased amount is due to sunset in 2026.

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

The Frisco Real Estate Investment Fee of 1% of the purchase price is used for General Fund purposes.

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

Increased funding opportunities and a renewed focus on lower AMI long-term rentals for employees in the service industry.

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>

ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:		



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: City of Glenwood Springs

1. What bold, innovative housing actions is your organization taking (high level)?

The City has an opt-in affordable housing program for for-rent product where fees are waived in exchange for rents being set an average of 100% AMI.

2. If you have a dedicated funding source for housing, list the source(s).

N/A

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

N/A

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Dedicated funding sources and more available land.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships building housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>
Other:		



CAST HOUSING SURVEY-August 2021

CAST Member Jurisdiction: Moab City, UT

1. What bold, innovative housing actions is your organization taking (high level)?

We created a Planned Affordable Development (PAD) ordinance, which allows for unlimited density on a property, within development guidelines (setbacks, building height, parking, etc.), in exchange for 70% of the units to be deed restricted under 100% AMI. Similarly, Grand County (of which Moab is the county seat) created a High Density Housing Overlay (HDHO) with allows for density bonuses in exchange for 80% of the units to be restricted for primary residency and active employment. The HDHO has been wildly successful amongst developers, but the PAD has been less successful, which has indicated to local leaders that our housing demand is for restricted units that are dedicated to local residents, regardless of income. Local housing partners are developing a significant amount of income-restricted units, but we are seeing a large donut hole in our housing stock for residents/households who earn too much to qualify for these programs but cannot afford the housing available in our market.

In 2018, the city purchased a 3-acre trailer park and is in the process of redeveloping it into an 80-unit affordable multifamily development using the PAD. This is our first venture into direct housing development, and we are assessing our options to develop other publicly owned parcels.

We are considering a myriad of other tools to better support housing, including following Crested Butte and Ouray's example of a TZO to allow emergency RV/tent camping for the local workforce. Concurrently, we will be exploring ways to allow long-term RV/camping/tiny home/alternative home living, which is loosely related to the same population the TZO will serve.

We are exploring options to increase our deed restriction efforts for residents, including amending our residential zones to allow higher density for restricted units and lower density for non-restricted units, and allowing infill development typologies (like duplexes and triplexes) in our single-household zones. We do not have a funding source to support a Vail InDEED-style deed restriction program, but we would like to create an inventory of deed restrictions to offer to residents who wish to voluntarily restrict their home for locals.

2. If you have a dedicated funding source for housing, list the source(s).

In early 2019, the city passed a Workforce Assured Housing Ordinance (WAHO), which is an inclusionary zoning (IZ) ordinance specific to overnight accommodations industries. The ordinance is specific to overnight accommodations because an economic impact analysis indicated an IZ policy would not be economically viable for other commercial industries, and it would be minimally viable for second and/or high-end homes, but because second homeownership is not identified until the property is built and assessed, the IZ policy does not apply to this development typology.

We received approximately \$1.6MM in fees-in-lieu from the WAHO. Within the following year, the city placed a moratorium on and eventually removed overnight accommodations from our land use code, which has halted the development of this development type, but it has also halted income to this funding source.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

No, the state of Utah does not allow a RETA.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

- Funding (more of it, more flexibility from the state to use tourism/resort taxes to fund affordable housing)

- Additional staff (a funding challenge... and an inability to find quality employees because they cannot find housing to relocate here)
- Political will (NIMBYism, anti-growth, anti-tourism mindsets)

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>

Other:

Notes:

- During the 2020 session, Grand County, UT (of which Moab is the county seat) lobbied for the state legislature to change the Transient Room Tax (TRT) to allow affordable housing as an eligible expenditure, but it did not pass.
- During the 1980s, Moab decreased the property tax to zero. The City Council will be voting on August 24 about whether to bring back the property tax as a more reliable source of revenue for capital improvements. That said, the state outlines a specific set of property tax exemptions, but at some point in the future, and especially considering we could not utilize a RETA, we have internally discussed the possibility of lobbying the legislature to allow resort communities to set a different primary residency exemption (it's currently set at 55%) so we could increase property taxes and gain more revenue from high-value second homes.
- STR regulations: Moab does not allow STRs currently, but we are working on amendments to our zones to eventually bring back STRs that meet specific development standards desirable to the community.
- City is also facing challenges related to water and climate change, which are separate but related to housing.



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: Mt. Crested Butte

1. **What bold, innovative housing actions is your organization taking (high level)?**

- A. We have a couple of facilities that have been restricted to STR that we are allowing LTF for county employees.
- B. The Town is partnering with the Housing Authority to offer property management services to incentivize current STRs to long-term rent to local, pre-screened employees

2. **If you have a dedicated funding source for housing, list the source(s).**

We have a 2.9% excise tax on all STRs that is dedicated for affordable/workforce housing.

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

The Town does not have a real estate transfer tax, however, the Town Center Community Association has a 1% tax on condo sales in the ski base area.

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

- A. Programs that don't have so many restrictions like no pets. They would need to be for infrastructure and the buildings themselves.
- B. Due to our unique landscape and location, we need varying levels of tax credit programs or grants that cater to non-traditional development, with shorter timelines to receive approval and awarding of any funding. We would also like to see expanded eligibility for CDBG funding; or similar funding sources for rural areas

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input type="checkbox"/>
Deed restriction on new housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restrictions on existing housing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Incentives for long term rentals	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>
Other:		



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CAST Member Jurisdiction: Pagosa Springs

1. **What bold, innovative housing actions is your organization taking (high level)?**

We are considering lessening site development standards, reducing the minimum dwelling unit size, as well as purchasing land for public-private partnership to develop units.

2. **If you have a dedicated funding source for housing, list the source(s).**

Primarily general fund (2021 is \$108k); however, half of STR license application fee and annual renewal amount goes to a housing fund (only generates about \$20k per year). There are discussions currently about asking voters in 2022 for an excise tax on STRs and/or a dedicated sales tax for housing.

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

No, we do not have this tax. If it was legal to do so, we might consider implementing it.

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

- Funding and tax credits for developing missing middle housing projects (AMI 60-120%)
- Scattered site development incentives to integrate housing within neighborhoods and on smaller parcels (through DoLA)
- Developers willing to work in smaller communities (perhaps state can engage them on our behalf)
- Real estate transfer tax allowed
- Grants for vertical construction, not just infrastructure
- More involved technical assistance from DoLA and other entities for smaller communities that don't have the expertise to build units

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Other:

- Ordinance allowing for smaller dwelling units (current code has 400 SF minimum); may allow down to 225 SF, which can allow for converted hotel/motel rooms into efficiency apartments



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CAST Member Jurisdiction: Park City, Utah

- 1. What bold, innovative housing actions is your organization taking (high level)?** The City is using a three-pronged approach to the City's housing crisis that includes Development, Partnerships, and Policy changes. The City has become a developer and is producing units on its own. Park City is also utilizing public-private partnerships to accomplish housing goals. Recently the City instituting changes to the Land Management Code to provide greater incentives to affordable housing development.
- 2. If you have a dedicated funding source for housing, list the source(s).** The City is using bond proceeds being serviced by the funds generated by the Redevelopment Authority as well as utilizing a percentage of Resort Communities Sales Tax Revenue.
- 3. Do you have a Real Estate Transfer Tax and if so, what is it used for?** Transfer tax programs are not allowed by State code in Utah.
- 4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**
Additional sources of on-going funding as well as legislative changes at the State Level that provide flexibility for local jurisdictions. Local jurisdictions should be able to use as many tools as they have access to, to fund and incentivize affordable housing.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Development standards (ie small lots, small houses, simple materials, set backs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Other:



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: Salida

1. What bold, innovative housing actions is your organization taking (high level)?

The City of Salida implemented an Inclusionary Housing Ordinance in 2018 requiring new developments to include 12.5% of their housing units as affordable to 80% AMI. Additionally, we have adjusted our system development fees (for water and wastewater) to provide a significant discount for affordable housing developments.

Moreover, the City of Salida worked with a local community land trust, the Chaffee Housing Authority, to establish a development of six permanently affordable housing units on previously city-owned land. Additionally, the Planning Commission and City Council approved a high density, innovative planned development, being driven by the Chaffee County Community Foundation and the Chaffee Housing Authority, which will establish 17 rental units that will be publicly owned and managed along with a non-profit development center.

To address concerns regarding Short Term Rentals, Salida adopted a ordinance to permit short term rentals, limit their number in residential zones, as well as insure even distribution throughout those residential zones, i.e. only one short term rental is allowed per block. On July 20, 2021, Salida City Council established a moratorium on new permits for short term rentals in the commercial zones.

2. If you have a dedicated funding source for housing, list the source(s).

The Inclusionary Housing Ordinance provided an option for developers to pay a fee in lieu of the required 12.5% affordable housing units, and these fees are dedicated to affordable housing.

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

I wish.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Initially, a dedicated funding source for the operation of the Chaffee Housing Authority as well as for incentives and contributions to public/private partnerships. In addition, funding streams from the state would be more helpful if they didn't have strict income guidelines; for example, the 60% and 80% AMI

restrictions do not help with workforce housing in Chaffee County, where 65% of our workforce earns over 60% AMI and 46% earn over 80% AMI. Grants are always needed, particularly for real property acquisition, and particularly if those grants don't have strict income eligibility requirements. Moreover, grants for housing development that were "first in" funding, as opposed to gap funding, would instigate local contributions to innovative projects. Additional funding should be made available for housing stabilization, homeless prevention, and rapid rehousing, particularly for locations that do not have a continuum of care established or do not yet participate in the Balance of State Continuum of Care. Funding to support infrastructure, particularly bolstering and improving existing infrastructure so that it might hold greater housing density, is very needed. Lastly, affordable and highly skilled technical assistance should be readily accessible to smaller communities to assist with small-scale development as well as grant writing and reporting.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>

Other:



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: Summit County, CO

1. What bold, innovative housing actions is your organization taking (high level)?

Renting and/or purchasing older hotels and converting the use and occupancy to rental housing.

STR to LTR programing that is creating "Opportunity Zones" of historic and current local workforce neighborhoods that target short term rentals within those OZ's to incentivize them to long term rent.

Housing Helps – The purchasing of deed restrictions to be placed on market rate homes that require the home to be occupied by a local worker.

Working with the Forest Service on their new enhanced leasing program to long term lease USFS land to build workforce housing.

2. If you have a dedicated funding source for housing, list the source(s).

5A, .6 of 1% sales tax, expires after 2026

5A, .125 of 1% sales and use tax

Development impact fees and voluntary housing endowment funds

1A, property tax fund for open space and housing

3. Do you have a Real Estate Transfer Tax and if so, what is it used for?

Generally no, but there are a couple small PUD's that have a RETA which use those funds for housing programs.

4. What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)

Large infrastructure grants and funding sources. The below market rate housing requires large subsidies to develop and often large investments are required for infrastructure.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fee Waivers/reductions/deferrals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input type="checkbox"/>
Other:		



CAST HOUSING SURVEY-August 2021

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CAST Member Jurisdiction: Town of Telluride

1. **What bold, innovative housing actions is your organization taking (high level)?**

Constructing about 50 units/year; communal-living boarding house; constructing net zero housing; considering limits on short-term rentals, such as only one license/person or entity.

2. **If you have a dedicated funding source for housing, list the source(s).**

2.5% excise tax on short-term rental properties (passed in 2019), 0.5% sales tax (passed in 1993-ish), 2-mill property tax (passed in 2018), mitigation fees charged on both commercial and residential construction.

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

Yes, 20% comes off the top and is dedicated to open space and the remainder goes into our Capital Fund (mainly infrastructure projects). We have made transfers into affordable housing and for rent relief on occasion.

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

Substantial State funding for land acquisition, construction of affordable housing, transportation subsidies.

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	X
Density bonuses	X	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	X	<input type="checkbox"/>
Multifamily allowed in most zones	X	<input type="checkbox"/>

ADUs	X	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	X
Deed restriction on new housing	X	<input type="checkbox"/>
Deed restrictions on existing housing	X	X
STR moratorium	<input type="checkbox"/>	X
STR regulations	X	X
Incentives for long term rentals	X	<input type="checkbox"/>
Secure/use public land for housing	X	<input type="checkbox"/>
Public partnerships building housing	<input type="checkbox"/>	X
Public partnerships financing housing	<input type="checkbox"/>	X
Property tax exemption	<input type="checkbox"/>	X
Redirecting lodging taxes to housing	<input type="checkbox"/>	X

Other:



CAST HOUSING SURVEY-August 2021

In advance of the Telluride meeting, we are asking each CAST member jurisdiction to share, at a high level, their recent housing actions. Please return to mbowes@coskitowns.com by August 16.

CAST Member Jurisdiction: Town of Vail

1. **What bold, innovative housing actions is your organization taking (high level)?** For the past 10-years Vail has managed the “In-Deed” program within which the Town purchased deed restrictions on willing private residences, limiting occupation to those who work at least 30-hours per week within Eagle County. To date Vail owns about \$65 million in deed restricted assets inside and outside Vail town boundaries. Vail is also currently bonding for a \$25 million housing project in the center of Vail which will be 100% deed restricted, 72 units for about 175 residents. Vail owns and maintains several apartment buildings which are 100% deed restricted and home to 300 local residents. In November 2021 Vail will have a .05cent sales tax on the ballot which would be dedicated toward our Housing Fund and would raise up to \$4.5 million annually.
2. **If you have a dedicated funding source for housing, list the source(s).** No current dedicated funding source. Current funding (\$3.5 million per year is pulled from the town’s General Fund) However, in November 2021 Vail will have a .05cent sales tax on the ballot which would be dedicated toward our Housing Fund and would raise up to \$4.5 million annually.
3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?** Yes, 1% RETT Fund which may only be used for open space acquisition, parks, trails, etc. No housing funding is allowed from our RETT fund (unfortunately). Town Council could change the use language, but that would be highly controversial in the community.
4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)** At the State or County level, allow for Short Term Rentals to be taxed at the Commercial Rate. State Grants for housing and child care will be key. Passing our own dedicated funding source for housing in the November ballot will be key, along with completion of a STR “impact nexus study” so we may charge higher fees on STR will be important as well. Those fees will go to our Housing Fund.

5. Which of the following tools is your community utilizing or contemplating?

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multifamily allowed in most zones	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ADUs	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:		



CAST HOUSING SURVEY-August 2021

CAST Member Jurisdiction: **Town of Winter Park / Winter Park Housing Authority**

1. **What bold, innovative housing actions is your organization taking (high level)?**

Winter Park is actively investing in moving large housing projects forward. The Fireside Creek Apartment complex will provide 40 one-bedroom units and 10 two-bedroom units. The project is a public-private partnership with Consolidated Development Partners. The Town has committed the project site, water taps, fee waivers, and extended tax abatement through the housing authority. The Town total contribution will be approximately \$3.3 million dollars including land and fee waivers and the units will be deed-restricted in perpetuity. The project is scheduled to be completed in early 2023.

Winter Park is installing horizontal infrastructure for the next phase of the Hideaway Junction development, an owner-occupied development where the homes and land underneath are sold with a deed-restriction that limits appreciation over the long-term to qualifying members of the local workforce. The next phase will add 20 units to the existing 10. The Town's investment in the infrastructure is \$1.2 Million, which is also supported by a \$250,000 Department of Local Affairs grant.

The Town is also in discussions to adopt a new ordinance providing additional development incentives for the private development of additional affordable housing include allowing for additional building height, lot coverage, density, parking, and simple materials.

As a longer-term strategy, Winter Park is also exploring opportunities for regional collaboration including pursuing a multi-jurisdictional or regional housing authority with a dedicated funding source.

Finally, the Town is proposing and moving quickly on a program to incentivize the conversion of short-term rentals to long-term rentals. Under this proposed program, the Town of Winter Park will pay a property owner who converts their STR to a long-term workforce rental unit. The amount of the incentive to be paid will depend on the size of the unit – studios and one bedroom units will be compensated slightly less than two or three-bedroom units- and the length of time the unit is made available for a long-term lease. Owners providing a one-year lease will be paid more than owners only providing a six-month lease. Under the program, we are proposing that Winter Park business owners will be the party entering into the lease with the property owner. The business owner will then sublease the property to their employees. In this way, the property owner can hold the business owner responsible for any damage to their unit. We are proposing to work with the Chamber to develop the list of businesses that would be interested in entering into such a lease. People interested in converting their STR to a long-term rental can contact either the Chamber or the Town staff.

Under this program, we are proposing the following incentive structure:

- Studios and 1 bedroom unit owners who convert STRs to long-term rentals will receive \$5,000 for a six-month lease and \$10,000 for a one-year lease

- 2 and 3 bedroom unity owners who convert STRs to long-term rentals will receive \$7,500 for a six-month lease and \$15,000 for a one-year lease.

These incentives would be paid up-front and are in addition to the revenue the property owner would receive from the rental of their property.

2. **If you have a dedicated funding source for housing, list the source(s).**

\$3/square foot housing impact fee on all new construction

3. **Do you have a Real Estate Transfer Tax and if so, what is it used for?**

A 1% Transfer Tax supports the general fund. Through annexation agreements, the Town has negotiating waiving part of the \$3/sq foot housing impact fee for voluntary Real Estate Transfer Assessments.

4. **What would be most helpful in dealing with the affordable housing crisis in your community? (Legislative changes at the State level, information, grants, dedicated funding sources, etc.)**

Grants assisting with land acquisition, technical assistance pursuing multi-jurisdictional housing authority and regional projects, federal policy changes allowing for additional LIHTC funding and simultaneous LIHTC projects in rural regions,

5. **Which of the following tools is your community utilizing or contemplating?**

	Utilizing	Contemplating
Zoning changes	<input type="checkbox"/>	<input type="checkbox"/>
Density bonuses	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fee Waivers/reductions/deferrals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Multifamily allowed in most zones	<input type="checkbox"/>	<input type="checkbox"/>
ADUs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Development standards (ie small lots, small houses, simple materials, set backs)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Deed restriction on new housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Deed restrictions on existing housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
STR moratorium	<input type="checkbox"/>	<input type="checkbox"/>
STR regulations	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Incentives for long term rentals	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Secure/use public land for housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships building housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public partnerships financing housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property tax exemption	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Redirecting lodging taxes to housing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other: Regional collaboration		