



MINUTES

January 27, 2022
8:30 – 10:30 a.m.
Virtual

- I. **Call to Order, Dara MacDonald, President**
- II. **CAST Housing Task Force Update & Legislative Housing Position Statement**
Eric Heil, Task Force Chair

The membership agreed to form a Housing Task Force at the August 2021 meeting in Telluride. The task force has met three times and identified goals for this legislative session. The membership received the CAST Legislative Position Statement on Housing in advance of this meeting. Task force members have contacted legislators to share this position statement. CCAT, CCI and CML staff have or will soon join a task force meeting to share their housing focus for this legislative session. The task force will be looking at future bills that dedicate ARPA funds for housing. We have voiced that if the State invests in modular manufacturing, a factory located on the West Slope is important to CAST.

Summit County recently made changes to land use codes. They did an STR moratorium and created Opportunity Zones, which are overlay zones that each have a license type that dictates number of days per year they can be rented. Existing STRs in good standing would have five years to come into compliance with the new zones.

Breckenridge: They have limited the number of STR licenses in town to 2200. They are also creating an overlay district for more traditional resort areas. They formed a task force that included property managers and realtors. The STR fee increased to \$400/room/year with revenue dedicated to housing and enforcement. Taxes are one way to raise money, but fees are another. EPS did a nexus study commissioned by Breck that informed them on the fee amounts. They have generated \$4M from this new fee.

Glenwood Springs created limitations on where STRs can be located and did an overlay district. A “three strikes” policy helped tighten things up as did requiring a local responding party.

Enforcement/monitoring is an important part of the equation.

- III. **The Future of Housing**
Jason Peasley, Executive Director, Yampa Valley Housing Authority

Mr. Peasley expressed appreciation for all the work CAST is doing around STRs. YVHA is a multi-jurisdictional housing authority with a focus on stability, affordability, and mobility. Housing was historically a low-income issue but now it has become an issue that effects everyone, including business. They are using P3 and a local contribution of resources, funds, and taxes. The Yampa Valley Housing Authority purchased 536 acres of land west of downtown Steamboat, thanks to a donation of \$24M by an anonymous benefactor. They will create an entirely locals’ neighborhood and the project is just getting kicked off with a Steering Committee of 20 locals with a wide breadth of experience – both technical and as participants in prior housing programs. They are working with the local community foundation to act as

a conduit in closing the transaction. They are looking at demand and long term stewardship of this development. The devil is in the details on who is local. They will look at project economics closely as they will need a stable revenue source to support it, but they also want to keep it affordable.

IV. Incentives for Long Term Rentals

Each of the below presentations is posted on the CAST website.

Lease to Locals: Josh Blanchard, Commissioner & Jason Dietz, Housing Director, Summit County Summit County, Breckenridge, Frisco, Dillon, Copper Mountain Resort, the school district, USFS and others have worked together on the topic of Housing through a strategic planning process. Lease to Locals is a short-term to long-term conversion program with a goal to increase rental housing for the local workforce. Then program offers property managers and property owners cash incentives to long term lease to a member of the local workforce.

Housing Matters: Jennifer Kermode, Executive Director, Gunnison Housing Authority Mt. Crested Butte and Gunnison Vallely Regional Housing Authority are partnering on this program that builds off a 2017 Summit County program. GVRHA master-leases properties for owners and then subleases to qualified tenants. The housing authority is responsible for vetting tenants and for property management. A fiscal sponsor to cover uncovered rents or “overused” security deposits is needed and Mt Crested Butte has made an annual commitment to cover such losses. The realtor who manages a similar program in Summit has never had to go to the county to cover a loss.

Short-term Fix: Alisha Janes, Assistant Manager, Winter Park Winter Park is utilizing STRs as housing for victims of those displaced by the East Troublesome fire. That property donation program was extremely helpful. The Short Term Fix program was designed to take immediate action and they set a 40 bedroom goal and a \$325,000 budget. They master lease with local businesses and then the business takes on the property management. To date they have signed on 47 properties with 25 property owners. The businesses had to be local, but the property could be outside town limits. They had more property owners apply than businesses. STR property owners found the cash incentive very attractive as many had learned that STRs aren’t as profitable and required more management than they thought it would. The Town of Winter Park doesn’t see this as a sustainable, long term solution, but it has met the goal of addressing the immediate need for workforce housing.

V. New Business

Approval of October 21-22, 2021 Meeting Minutes: The minutes were unanimously approved.

CAST Meeting Registration Fee: Rather than charging for the dinner as was done in the past, future CAST meetings will have a \$95/person registration fee that will include dinner.

Approval of CAST Legislative Policy Priorities: The Legislative Position statement on Housing was unanimously approved.

SB22-16 Modifying the Transportation Commission: CAST will take a position of Oppose and write a letter.

Member Announcements: None

The meeting adjourned at 10:30 a.m.