

# Colorado Blue Ribbon Panel on Housing

Round Table Report- Glenwood  
Springs Advisory Group

May 3, 2005

# Geographic Focus

## 4 counties- 22 towns + unincorporated

- **Eagle**

- Avon
- Basalt (part)
- Eagle
- Gypsum
- Minturn
- Red Cliff
- Vail
- Edwards

- **Garfield**

- Carbondale
- Glenwood Springs
- New Castle
- Parachute
- Rifle
- Silt
- Unincorporated

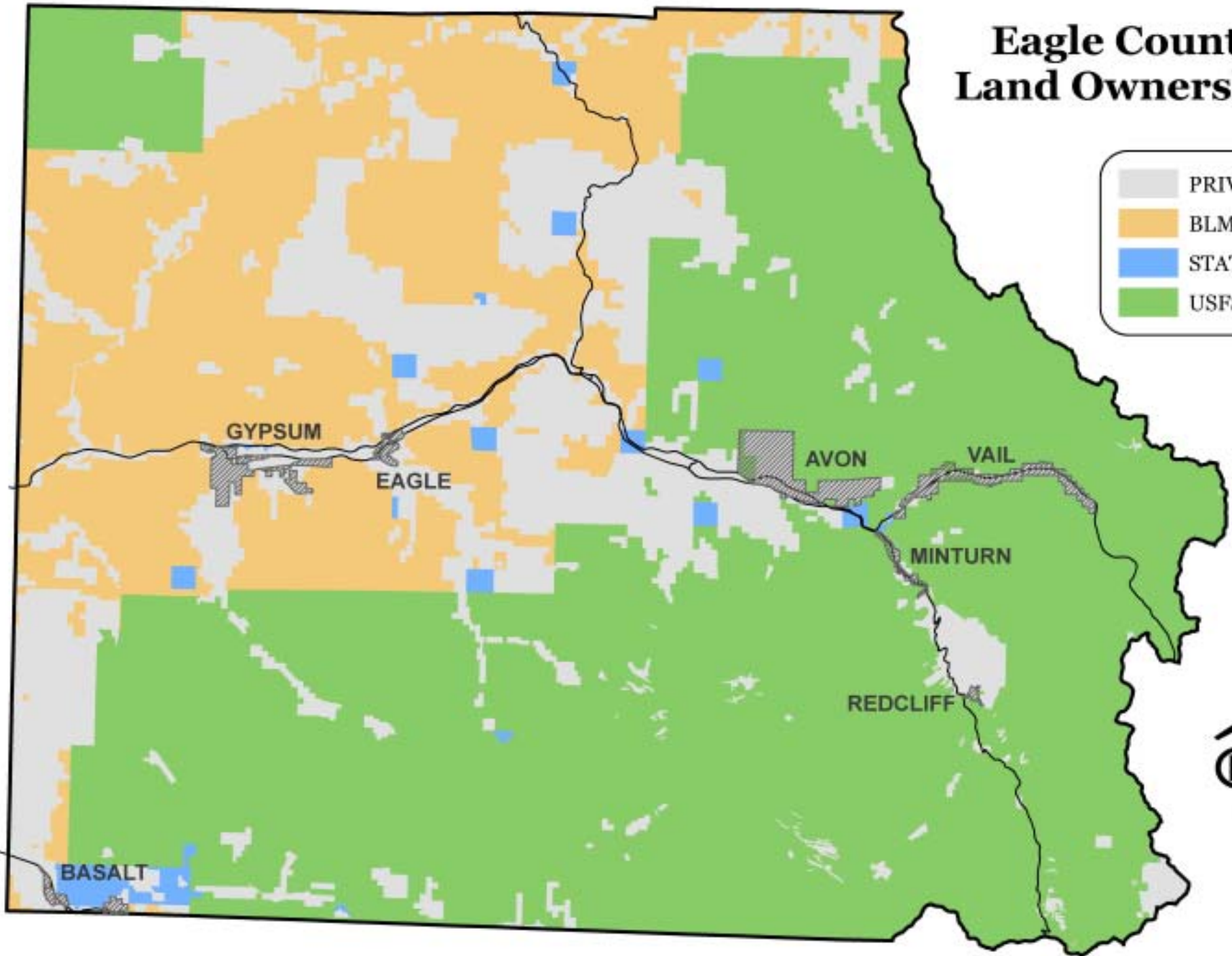
- **Pitkin**

- Aspen
- Basalt (part)
- Snowmass Village
- Unincorporated

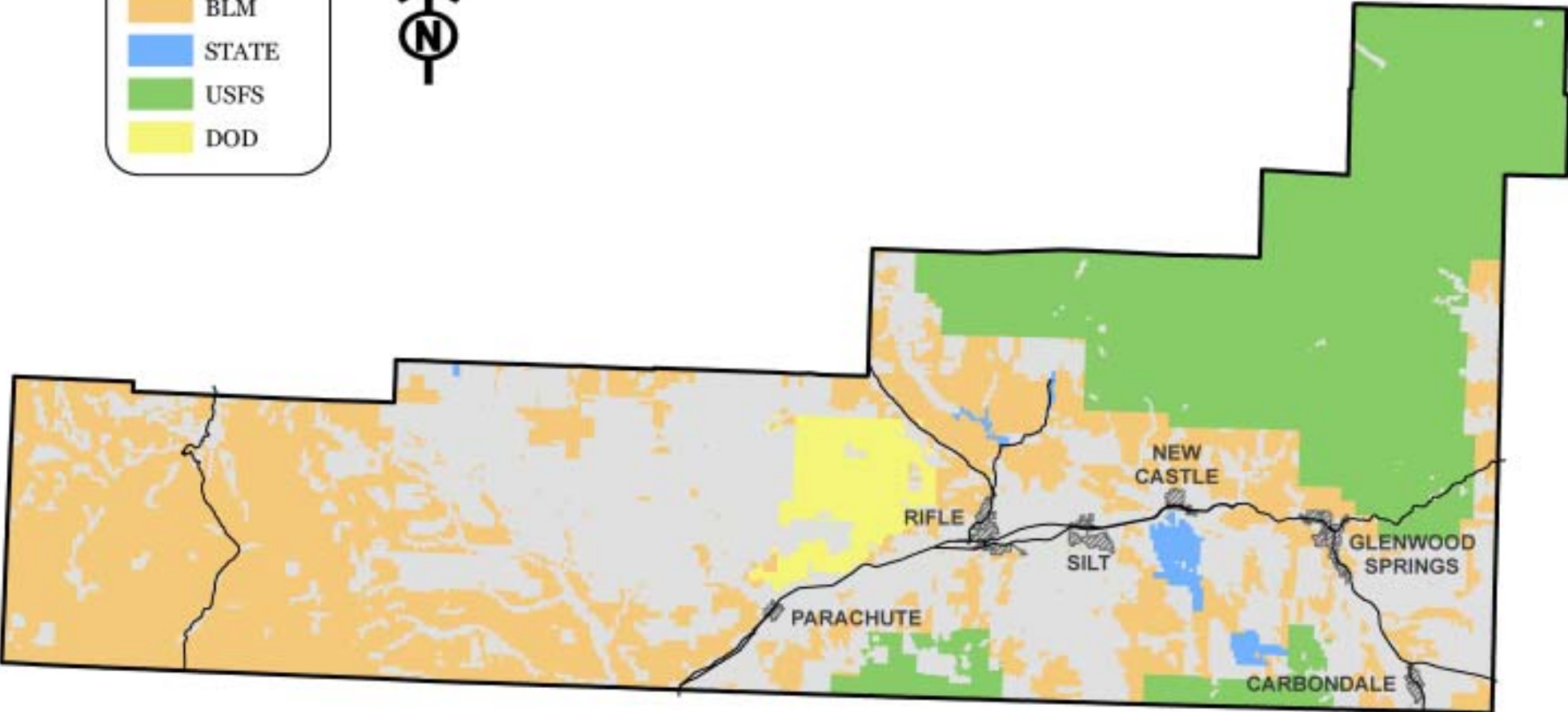
- **Summit**

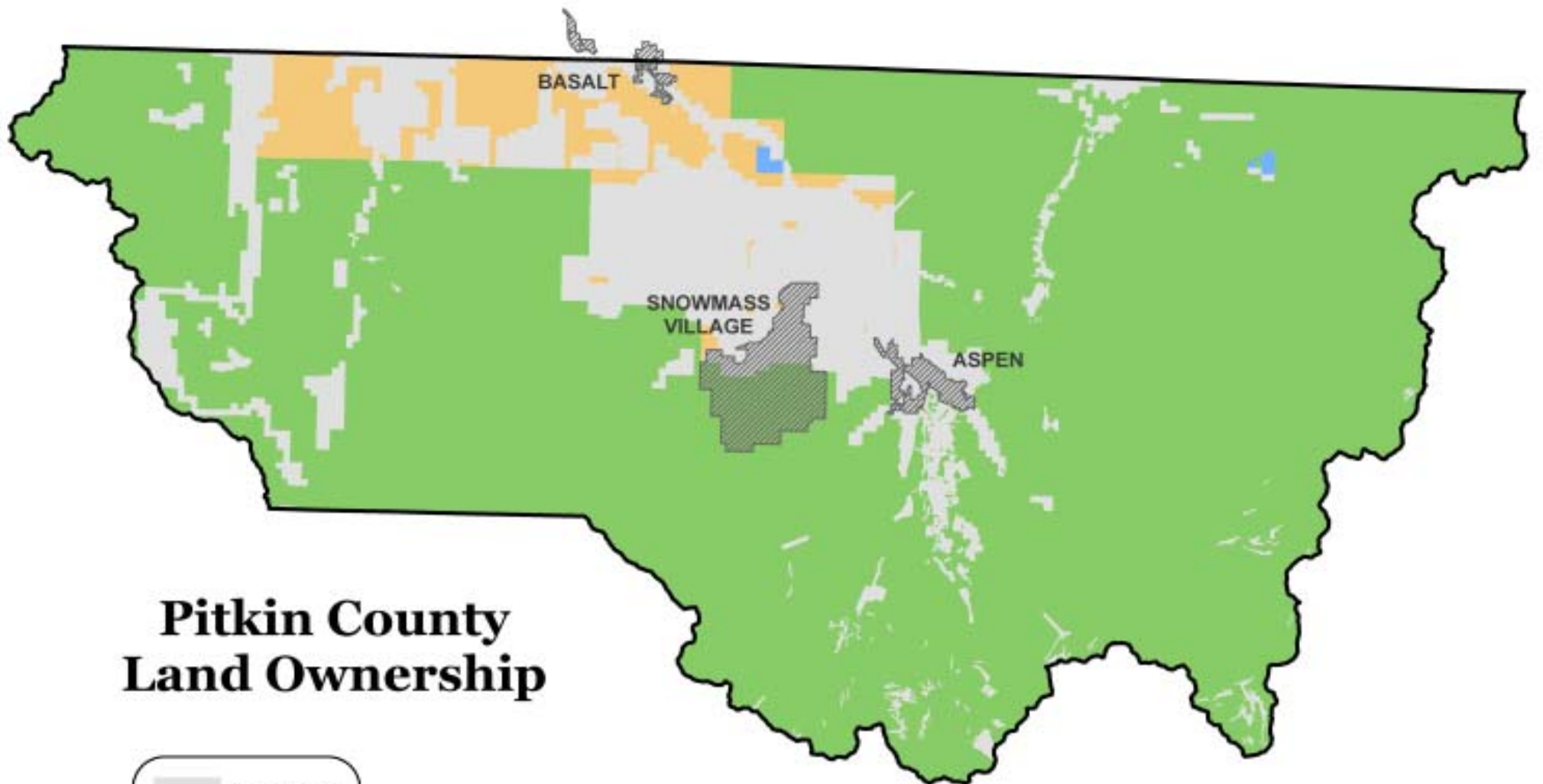
- Blue River
- Breckenridge
- Dillon
- Frisco
- Montezuma
- Silverthorne
- Unincorporated

# Eagle County Land Ownership

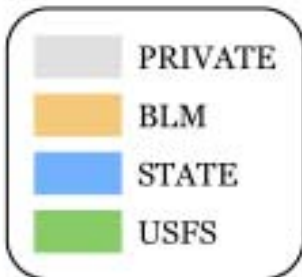


# Garfield County Land Ownership

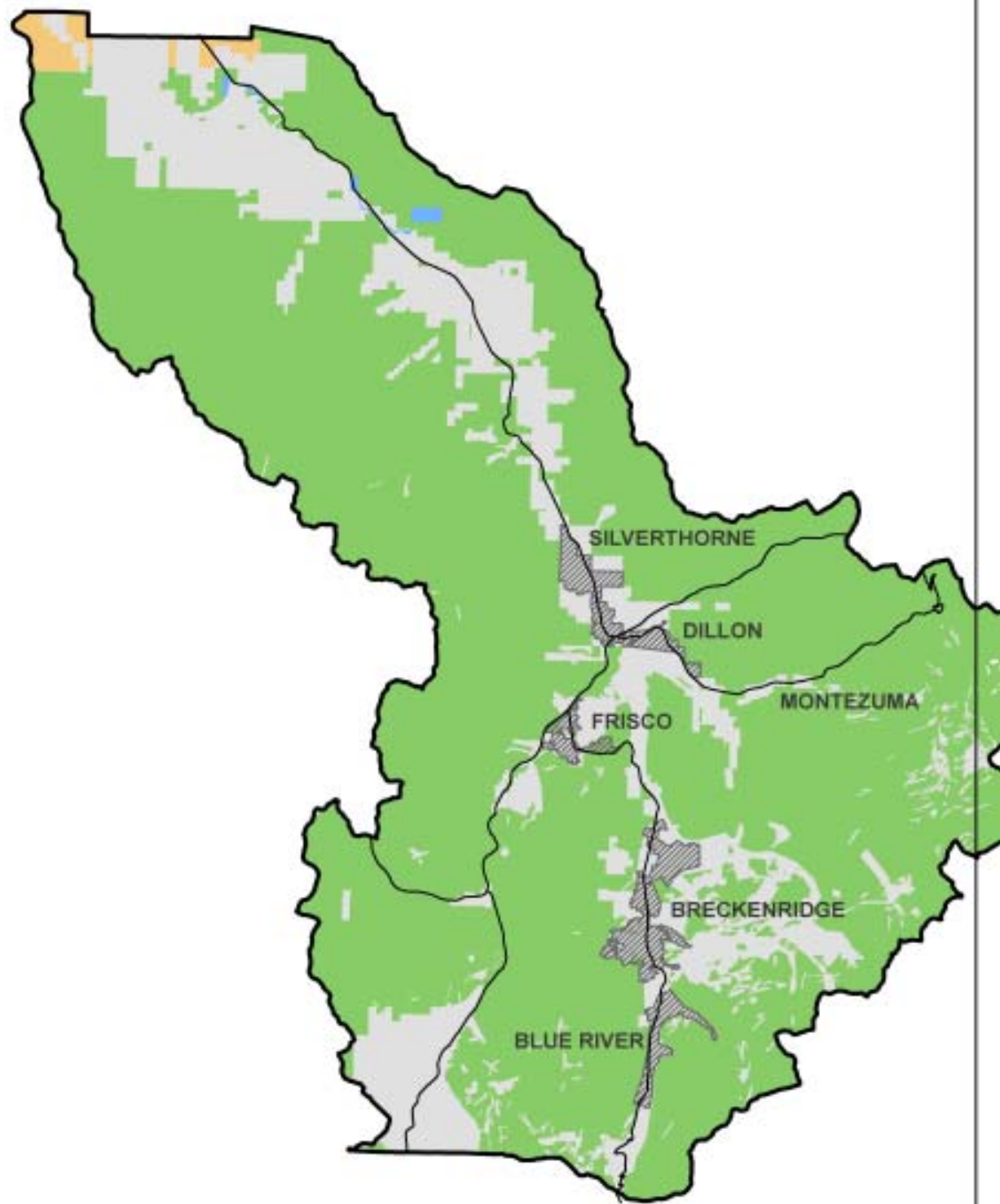




## Pitkin County Land Ownership



# Summit County Land Ownership



## Members of Glenwood Springs Group

<b>Name</b>	<b>Jurisdiction</b>	<b>Function</b>	<b>Phone</b>	<b>E-mail</b>
John Baker	Mountain Reg. Housing	Board Member-Architect	970-963-2305	jrbaker@comcast.net
Joan Baldwin	Garfield County HA	Board Member	970-625-3589	ghousing\$@rof.net
Mike Bair	Glenwood Springs Housing Commission	Commission Member		
David Carter		Consultant	970-328-1133	paulam7@earthlink.net
Michele Dressel	Alpine Bank	CHFA Board, Mountain Reg. Housing Board	970-945-2424	Michele.dressel@alpinebank.com
KT Gazunis	Eagle County Housing	Director	970-328-8771	<a href="mailto:kt.gazunis@eaglecounty.us">kt.gazunis@eaglecounty.us</a>
Mary Hernandez	Archdiocesan Housing	Property Manager	970-945-9792	<a href="mailto:mhernandez@archdiocesanhousing.org">mhernandez@archdiocesanhousing.org</a>
Jennifer Jones	Yampah Valley HA	Group Coordinator	970-870-0167	<a href="mailto:jjones@springsips.com">jjones@springsips.com</a>
Joe O'Donnell	City of Glenwood Springs	Councilman	970-945-7149	<a href="mailto:odjo39@rof.net">odjo39@rof.net</a>
David Merritt	City of Glenwood Springs	Councilman	970-945-9754	Davidhmerritt.@aol.com
Barb Peterson	Eagle County Housing	Housing Dept	970-328-8770	Barbara.Peterson@eaglecounty.us
Kay Philip	Mountain Reg. Housing Town of Carbondale	Board Member Affordable Housing Director	970-704-4112	kayc@carbondaleco.net
Geneva Powell	Garfield County Housing	Executive Director	970-625-3589	ghousing@rof.net
Rachel Richards	City of Aspen	Council	970-925-925-5366	rachelrichards@comcast.net
Susan Shirley	Mountain Reg. Housing	Executive Director	970-963-9606	susan@housingcommunity.org
Bill Tuite	Roaring Fork Housing Fund	Executive Director	970-319-7450	billtaspen@aol.com
Jacque Whitsitt	Colorado Assoc of Ski Towns	Executive Director	970-927-2414	whitsitt@comcast.net
Bonnie Osborne	Summit County Housing Authority	Executive Director	970-453-3556	BonnieO@co.summit.co.us

# Data & Key Findings drawn from

- Rural Resort Region 2005 Benchmark Report
- Summit County Needs Assessment 1/05
- Garfield County Needs Assessment 6/01
- Workforce Housing Summit 2003
  - Survivor Mountain
  - Guide to Housing Your Workforce
  - Housing Needs Presentation
  - Regional Housing Trust Overview
- See: [www.nwc.cog.co.us](http://www.nwc.cog.co.us) for more details

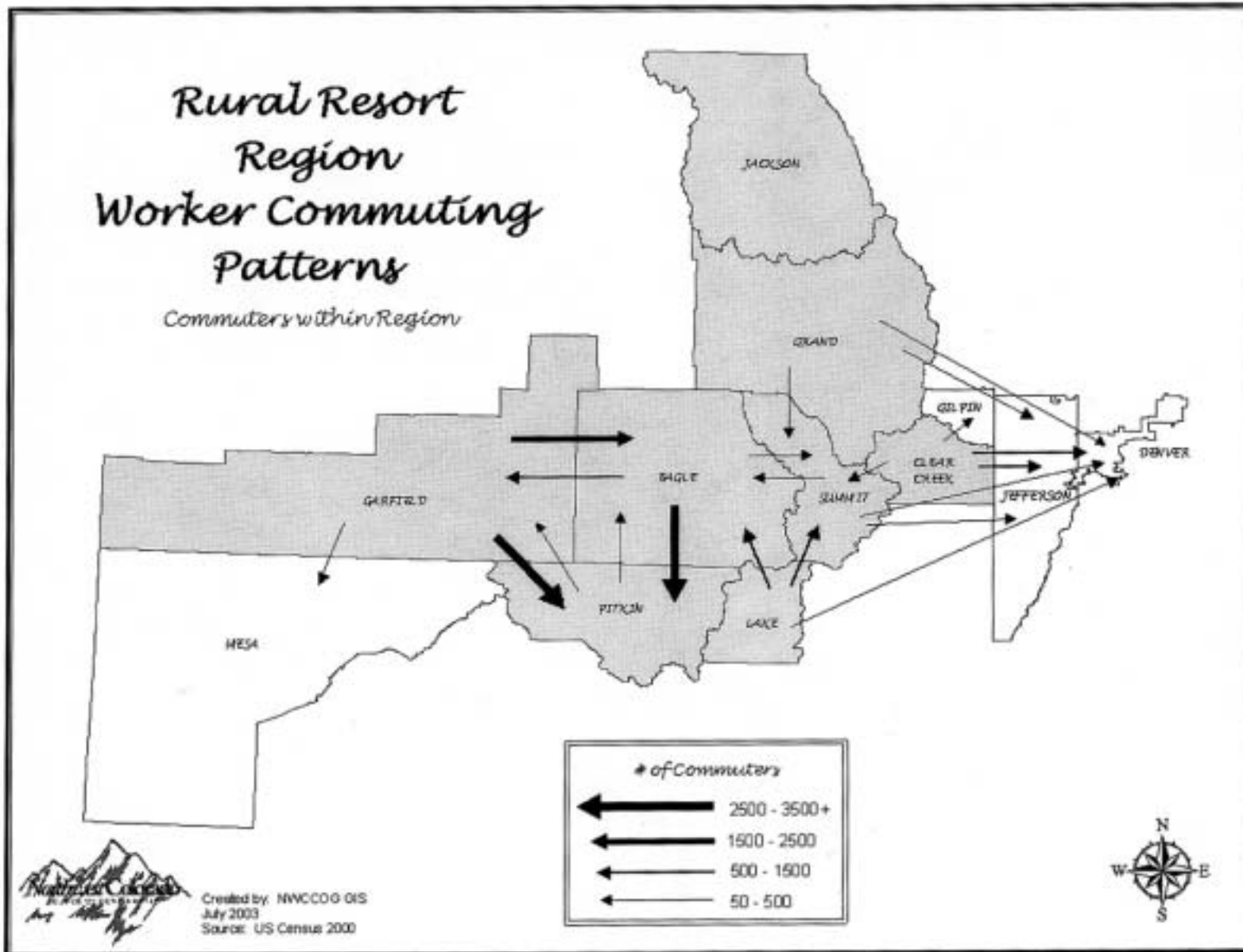
## REGIONAL HOUSING OVERVIEW- Who Does What

ORGANIZATION	Eagle County Housing Department	Garfield County Housing Authority	Mountain Regional Housing Corporation (CHDO)	Catholic Charities & Salvation Army	Roaring Fork Housing Fund	Aspen-Pitkin County Housing Authority	Summit County Housing Authority
SERVES	Eagle County	Garfield Eagle & Pitkin County	Garfield, Southwest Eagle & Pitkin Counties	Garfield Eagle & Pitkin County	Garfield County Basalt Carbondale Glenwood Springs	Aspen and Pitkin County	Summit County
PROGRAMS AND SERVICES	<p><b>Programs and Services</b></p> <ul style="list-style-type: none"> <li>🏠 Mortgage Credit Certificate Program</li> <li>🏠 Down Payment Assistance Program</li> <li>🏠 Home Buyer Education Bi-Lingual</li> <li>🏠 Administers Eagle County (unincorp) Deed Restrictions</li> <li>🏠 Housing Development (rental &amp; for-sale)</li> <li>🏠 Section 8 property based rental &amp; low income hsg</li> </ul>	<p><b>Administration</b></p> <ul style="list-style-type: none"> <li>🏠 Section 8 Low Income Rental Housing Vouchers Garfield, Eagle &amp; Pitkin Counties</li> <li>🏠 Administers Deed Restricted Housing- GWS &amp; Garfield County</li> <li>🏠 Maintains &amp; Manages Senior Housing Garfield County</li> <li>🏠 Housing Review &amp; Advisory to Garfield Planning</li> <li>🏠 Advocacy for Affordable Housing</li> </ul>	<p><b>Homebuyer Assistance</b></p> <ul style="list-style-type: none"> <li>🏠 Homebuyer Ed Workshops Bi-Lingual</li> <li>🏠 Revolving Loans</li> <li>🏠 Downpayment assistance &amp; Closing Costs</li> <li>🏠 Administration of 60 units in Carbondale</li> <li>🏠 Deed Restrictions (Thompson Corner)</li> </ul> <p><b>Development Services</b></p> <ul style="list-style-type: none"> <li>🏠 Housing Development (rental &amp; for-sale)</li> <li>🏠 Only CHDO in 3-County Region (Community Housing Development Organization)</li> <li>🏠 Project Grants</li> <li>🏠 Loans for</li> </ul>	<p><b>Program &amp; Services</b></p> <ul style="list-style-type: none"> <li>🏠 Emergency Assistance</li> <li>🏠 Family Transitional Housing</li> <li>🏠 Low income rental housing development</li> <li>🏠 Food</li> <li>🏠 Immigrant Community Advocates</li> <li>🏠 Immigration Services</li> <li>🏠 Hispanic Community Organizing</li> <li>🏠 Legislative Advocacy Network</li> </ul>	<p><b>Regional Funding &amp; Finance</b></p> <ul style="list-style-type: none"> <li>🏠 bringing local, state &amp; national investors together to fund low interest loans for affordable housing development</li> <li>🏠 guided by representatives from each participating government</li> <li>🏠 regional planning &amp; funding mechanism for affordable housing projects</li> </ul>	<p><b>Administration</b></p> <ul style="list-style-type: none"> <li>🏠 Aspen &amp; Pitkin County Deed Restrictions (845 rentals; 1027 sales)</li> <li>🏠 Property Management</li> <li>🏠 Maintains &amp; Manages Senior Housing Pitkin County</li> <li>🏠 Advisory Board to Aspen and Pitkin County                             <ul style="list-style-type: none"> <li>• Land Use Review</li> <li>• Needs Assessment</li> <li>• Housing Policies</li> </ul> </li> </ul>	<p><b>Administration &amp; Programs</b></p> <ul style="list-style-type: none"> <li>🏠 Home Buyer Classes</li> <li>🏠 Building Affordable Housing</li> <li>🏠 Family Self-Sufficiency</li> <li>🏠 Deed Restriction Administration</li> <li>🏠 Consulting with Private Developers and Local Municipalities</li> </ul>

# Key Issues/Critical Items common to our area

- 1990-2000 Fastest Growing Region of the State 65% population growth
  - Lack of available and affordable land. High cost of land (demand in resort area) and lack of supply (> 80% forest or BLM)
  - High construction costs
  - Significant number of households are cost-burdened (spending >30% gross income on housing)
  - People travel long distances between home and work with the related impact on families and their home communities
  - The huge impact of second home owners on our economy and our available affordable housing stock- particularly in Eagle, Pitkin & Summit Counties
  - We have over 70% of the skier visits in the state- we are resort-impacted!
- \* **see NWCCOG for details and impact**

# Commuting Patterns



# Key Issues/Critical Items continued

- We have a tourism based economy: 52.9% of the Direct Basic Income  
+Resorts 23.6%      + 2<sup>nd</sup> Homes 21.5%
- Critical lack of housing options for people on fixed or low incomes
- We have limited experience with government subsidized housing and use of a real estate transfer tax (Pitkin County)
- Deed Restrictions are a very important tool to keep housing affordable
- We are losing the middle class in all of our towns
- Seeking to establish a regional housing fund (RFV) patterned after the Mile High Housing Fund
- Manufactured homes have been the traditional option for affordable housing in our area. This option is no longer a viable one for families

# Question #1- Identify Housing Needs by Type/Market

## 1. Entry to middle income Home Ownership

**Young professionals stay for a year or two and then leave due to lack of AH**

Impacts on:

- Schools
- Families
- Economy (retraining costs)
- Critical service works don't live where they are needed (fire, police, medical, etc)

## 2. Elderly Housing

**Eagle County has a 2 – 3 year waiting list**

**Summit County has no elderly housing**

**Pitkin Counties has no elderly housing**

**Garfield County has some elderly housing but not enough**

## 3. Low Income Rentals

**Long waiting lists for affordable units- 2 & 3 BR are highest need**

**Political will is an issues (dense multi-family developments raise NIMBY efforts)**

# Question #1 Need/Market continued

## Summit County

### Population and Household Profiles

- The population of Summit County increased about 83%(+10,700 persons) whereas the number of housing units increased by only 42% (+7,110 units). This difference contributed to higher unit occupancies by residents in 2000 (38%) than in 1990(31%)
- The majority of units in Summit County are multi-family units (69%). Another 29% are single-family homes and 2% are mobile homes. In 1990, about 70% of units were multi-family, 26% were single-family and 3% were mobile homes, indicating a faster rate of growth of single-family homes than of other types
- In resort communities with a high incidence of second homeowner interest and demand, housing costs typically escalate at a faster rate than local resident incomes. Growing population demands also contributed to higher housing costs.
- The value of single family homes in Summit County increased 161% between 1990 and 2000 whereas incomes increased only 61% and the per capital income increased 65%. Rents also outpaced incomes, increasing 66% in this period

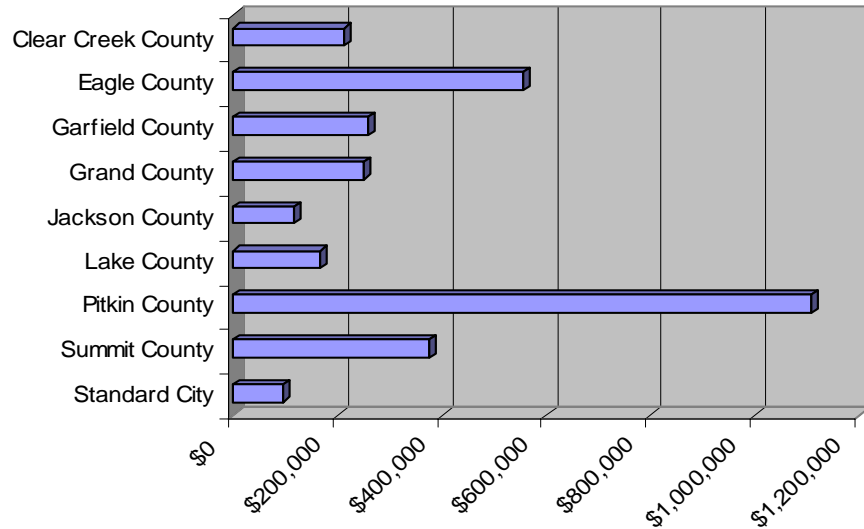
# Question #1 Need/Market continued

## Summit County continued

- About 31% of Summit County households were cost-burdened in 2000(28% of owners; 34% of renters.) The percentage of cost-burdened households was similar in 1990.
- However, the number of cost-burdened households increased about 58%.
- Overcrowded units increased from 3.8% of households in 1990 to 4.9 % in 2000 a 119% increase.
- About 2 percent of occupied units in Summit County are considered substandard (lack complete kitchen and/or plumbing facilities)
- Senior-headed households (65 or older) increased from 3.7% in 1990 to 5.3% in 2004 – *a rate increase of 146 percent*

# #1 Need/Market - continued

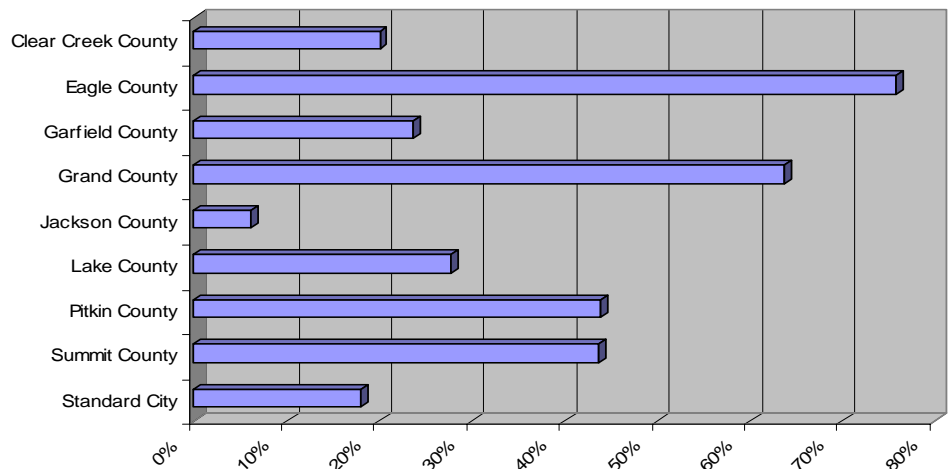
## 2004 Home Market Values



This chart shows the average cost for a three bedroom unit, 1400—1800 square feet, condominium or townhouse by market area.

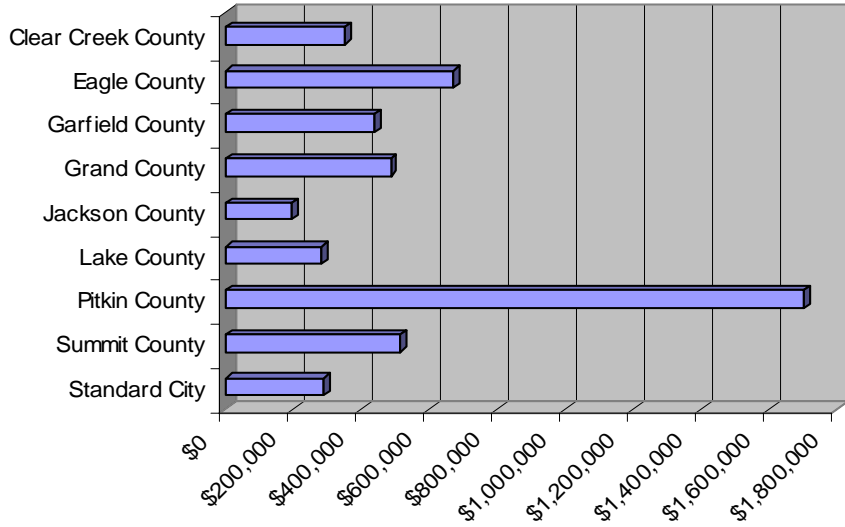
This chart shows the percent increase in cost for a three bedroom unit, 1400—1800 square feet, condominium or townhouse by market area over the past six years.

## % Increase in Home Market Values 1998 - 2004



# #1 Need/Market - continued

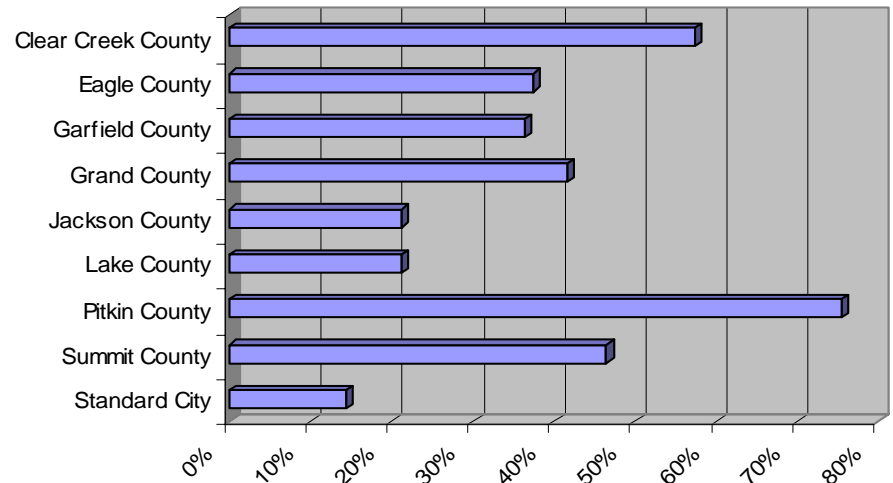
## 2004 Home Market Values



This chart shows the average cost for a three or four bedroom unit, 1800—3000 square feet, detached single family home by market area.

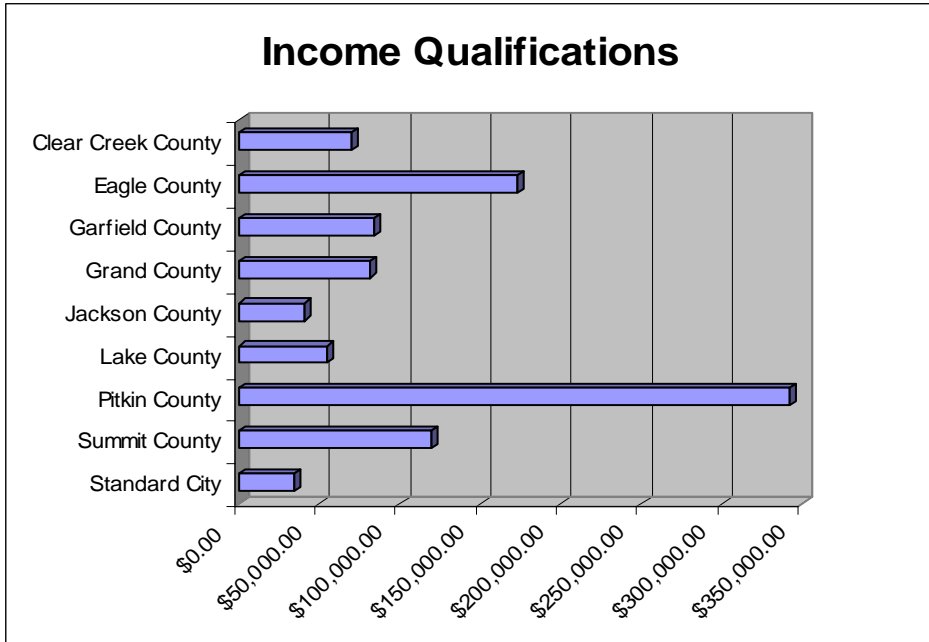
This chart shows the percent increase in cost for a three or four bedroom unit, 1800 — 3000 square feet, detached single family home by market area over the past six years.

## % Increase in Home Market Values 1998 - 2004



Source: RRR 2004 Cost of Living Study

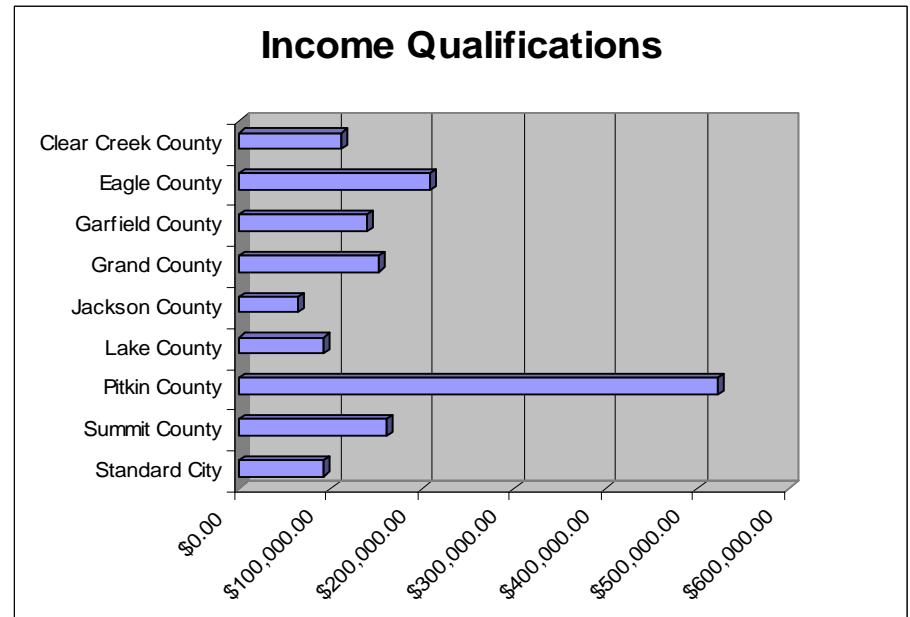
# #1 Need/Market - continued



This chart indicates the amount of annual income a household needs to qualify to purchase a three bedroom unit, 1400—1800 square feet, condominium or townhouse by market area.

## Profile #4

This chart indicates the amount of annual income a household needs to qualify to purchase a three or four bedroom unit, 1800—3000 square feet, detached single family home by market area.



# Question #2.Tools / Barriers

## Barriers

### 1. Cost of Construction in our area

Eagle County median cost in 2004 was \$232/sq foot for a 950 sq foot 2 BR unit which sold for \$220,400

Garfield County cost in 2004 was \$183/sq foot for a 1088 sq foot 2 BR unit which sold for \$199,000

Pitkin County/Aspen subsidize the cost of their deed restricted units at a cost nearing \$100,000 per bedroom

### 2. Permits and Fees

Governments must waive or defer fees as standard policy for affordable housing - especially deed restricted projects including district fees (water, schools, etc.

# Question #2.Tools / Barriers

## Tools

- **Tax credits, grants, loans, bond financing, etc are available**
- **Regional Housing Fund is Being Created in RF Valley ( Garfield County, Towns of Glenwood Springs, Basalt, Carbondale are sponsors)**
- **Summit County is promoting a vote on creation of a tax dedicated to affordable housing**
- **Inclusionary Zoning**
  - Requirements vary by jurisdiction
  - (10% Eagle & Garfield Counties-20% Carbondale, Basalt, 60% Pitkin)
- **In Lieu Payments**
  - Help fund the “gap” in development of affordable housing
- **Use of Land Trusts**
  - Considerable success with open space conservation in our area
  - of lack of land for development of housing

# Question #2.Tools / Barriers continued

## Barriers continued

### 3. **Lengthy Review Process**

Governments must fast-track and give incentive for affordable housing projects

### 4. **Funding Entities Need to Raise Housing Cost Limits and/or Income Limits for affordable housing projects in our region**

CHFA and CDOH programs fund to FHA housing cost limits by county in our region there is very little housing stock available at these price levels

### 5. **State Regulations/Legislation**

The TABOR regulations prevents us from using many sources of funds that would be otherwise available, e.g. required transfer fees for real estate purchases

## Question #2.Tools / Barriers continued

<b>County</b>	<b>AMI 100% 4 person family</b>	<b>Mortgage Capacity 6% rate</b>	<b>Median Housing Costs 2004</b>
Eagle	\$80,000	\$249,291	\$383,500
Garfield	\$63,200	\$198,560	\$340,000
Pitkin	\$97,600	\$302,438	\$397,176
Summit	\$78,400	\$244,459	\$375,000

# Question #3 How Tools/Barriers affect other Sectors of the Economy

## TOOLS

### **Need help in “quantifying” benefits of affordable housing to local business**

- Possible TV spots or other advertising by the state in laying out the “facts” rather than perceptions
- Identify the benefits of housing at all income levels in a community in terms of economic impact
- We can use financial help in putting out surveys to have these economic impacts available locally

### **Mountain communities need sustainable balanced growth**

- 2<sup>nd</sup> home ownership is a moving economic driver, both in terms of construction and of ongoing maintenance in our region
- Taxation is an issue in high-cost areas

# **Question #3 How Tools/Barriers affect other Sectors of the Economy continued**

## **TOOLS continued**

**Resort Community Partnership could have a lot of impact if they could agree on development priorities. Enabling legislation for a regional solution.**

**Tiered property-tax structure on affordable housing (breaks for deed restricted properties).**

**Need the ability to establish a Real Estate Transfer Tax and other dedicated funding sources**

**Entire infrastructure is affected by these barriers. Housing is important to all sectors of the economy**

# **Question #3 How Tools/Barriers affect other Sectors of the Economy continued**

## **Barriers**

- **Cost of Commuting has a high impact in our area: social, financial, economic**
- **Communities in our area have a need to house their workforce- particularly their critical workers in city and emergency services**
- **Communities in our area typically do not have Economic Development staff. Economic development often is a function/agenda raised by local Chambers of Commerce or Downtown Development Authorities. These entities typically involve housing issues, statistics, and housing administrators in their conversations.**

# **Question #4 How a Community's Job/Housing Balance –What do our Communities Want**

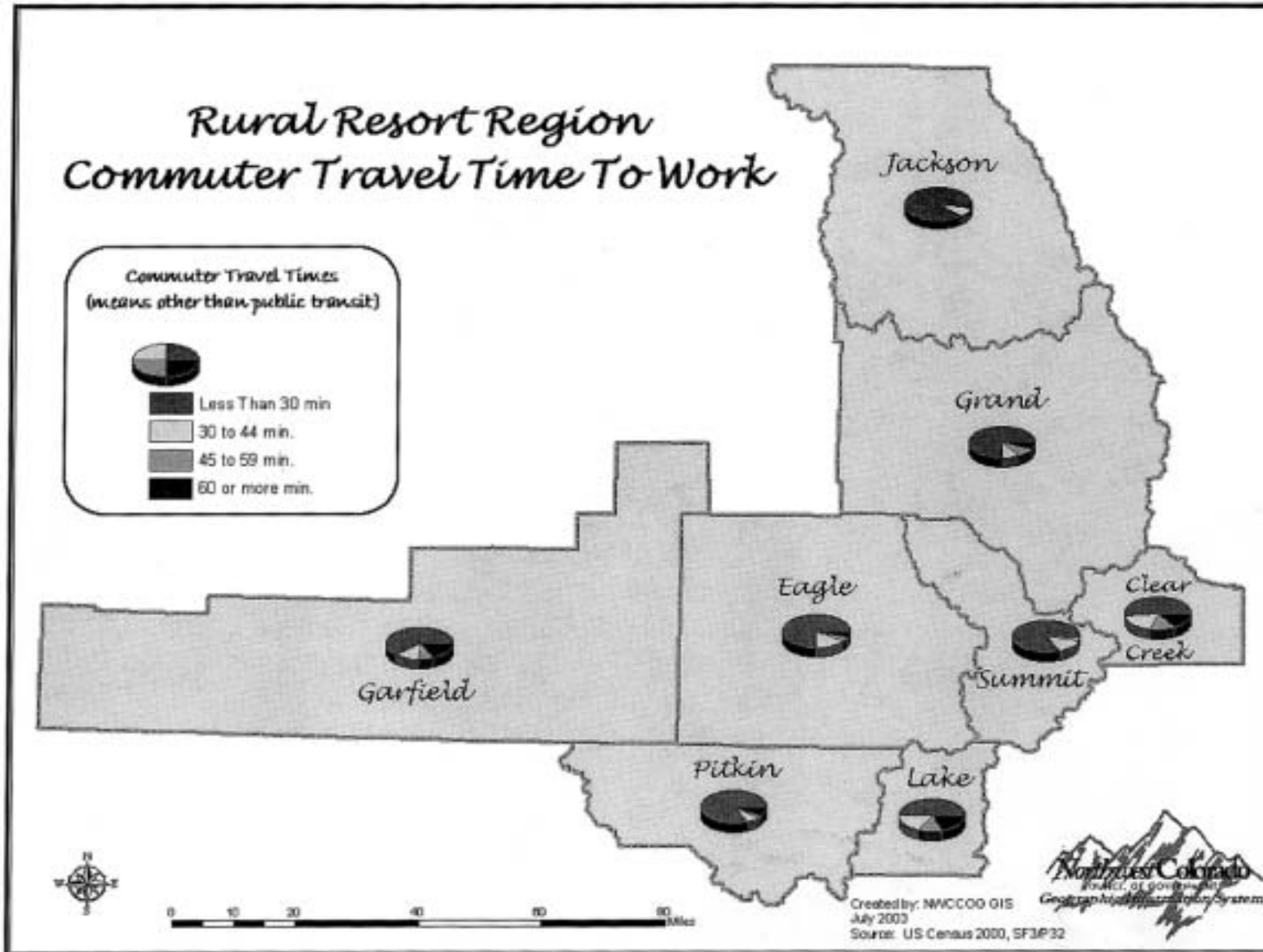
- 1. Communities have to help – government must take a leading role in creating more workforce housing**
  - Local needs assessments can be done; bringing in the community, sharing results and instigating change
  - Private industry must play its part
  - Statewide “template” for Needs Assessments and Market Studies would be helpful (i.e. 2001 Garfield County Study missed the huge energy development impact)
  - With local government leadership and a clearly articulated housing goal the affects of density and NIMBY are lessened. Without that leadership, housing developers often meet significant challenges to density. As noted above, density is required because of lack of land, and cost of land.
- 2. Inclusionary Zoning or Payment in Lieu must be universally applied**
- 3. Employer Assisted Housing programs must be put in place**
- 4. Housing entities must continue to work together regionally**

# Question #4 How a Community's Job/Housing Balance –What do our Communities Want continued

## 5. Travel Times in Our Communities are hurting families and communities

Workers in our communities commute in large numbers and drive great distances. In Eagle County 15.2% of their workers commuted out of county to work, while Garfield had 26.4% commuting out of county, Pitkin had 8.9% and Summit 5.7%. Citizens are impacted in areas where a more limited amount of affordable housing exists where they work. The average commute for a Garfield County worker is 14 hours per week. (2000 census)

# Commuter Travel Time



Thanks for the opportunity to share  
our thoughts about housing issues  
on the Western Slope