

# Work Session 3 Notes

## Housing Objectives:

Reduce specificity of number units, use more general numbers/range (27 just restricted units).

Is goal to keep pace with market or reach historic amounts?

Keep numbers in plan, not objective.

Include as 2 objectives.

Market and restricted housing should grow at same rate.

Numbers informed primary discussion remove now.

Bedroom mix – conflicting statement.

Focus on lowest income levels.

Provide units at all levels in order to allow people to move up.

Employer provided.

Catch up mode at lower levels, keep up with higher levels, should adjust as necessary.

Opportunities for business owners to provide housing.

Existing stock built at higher level.

Providing too many units at higher levels makes it harder to move up.

Larger units oriented to families, many with 1-2BR, not 3-4.

No surplus of housing.

Be careful of using retiree projections to inform housing.

Growth project will be pilot project re: bedroom number and unit size.

Workforce housing reduced as retirees stay in house and takes out of pool.

Credible current data needed.

Monitoring on an annual basis.

Whistler has a good program.

Successful now, need long-term view.

Need industry to back unit construction and maintenance.

What can market provide?

What should they provide?

Should government subsidize lower wage jobs?

Do income targets address issue?

Many lower levels require rentals.

17, 000 workforce, 1000/1500 commute, 4000 commute acc to 75%, 75% should be verified.

Data needs to be enhanced and kept up to date.

Targets should include anticipated update time frames and strategy to redefine numbers.

Middle management now commuting.

Consider seasonality and vacant units.

Address those residents that do commute.

Enhance private tools, minimize public monies.

Stress market, roles of housing providers, identify who provides what.

Objectives-Tools-Responsibilities.

65% is number of people, not units.

Investigate Whistlers program and costs/funding.

Nexus study solid, high response.

Incorporate School District data.

People making <\$77K can't find housing.

Expand employer provided but typically doesn't address families, isn't portable.

17,000 jobs includes some 2 jobs per person.

General target numbers with opportunity to exceed.

Need to fill gap between categories.

Moving target to anticipate needs.

Track needs on annual basis.

Look at employment date-track by jobs.

Catch up requires subsidy, keep up more flexible.

#### Type C Tools:

Employers-empower employers, healthy, safe environment, collaboration between employers.

Private/public coll.

Jackson Mtn Resort seasonal housing-good case study for collaboration.

Make it clear what tools are available with beneficial work together thru process, user-friendly.

Give priority to long-term JH workers.

Non-profit program to list and find rentals.

Build housing with numerous business owners (like HOA).

Fair housing is an obstacle.

Employers and developers coll.

Need to identify location, density, so employer can buy units.

Comp Plan provides general locations, need to identify actual sites.

Assistance for small business employer provided housing, down payment assistance, more feasible for larger employers.

ARU'S good alternative.

Density bonus, incentives in Town, community not interested in 2-tier zoning, 25% bonus is gone.

Zone for WH.

Simplify development process, incentives need to be objective, efficient process could be incentive, housing providers need ability to enter market, parking, mitigation rates, building code makes development more cumbersome.

Commercial Linkages for both residential & commercial development moves from "seasonal Peak" to F&E improve.

Only larger employers can afford incentive to bring large businesses instead of small, local.

Tax all employers, not just new.

Denver has head tax.

Steamboat removed linkage @ recession.

Aspen runs linkage at 65-100%.

Needs to be fairly distributed.

Identify what types of future business wanted.

Options for a mill levy which is more equitable.

Mobilize community to reflect more representative population.

How do we support local business over big box?

Development has stalled with inc to 25%.

Is it just new bus or all?

Priority to provide housing-if this helps do that, keep.

JHMR project wouldn't be happening if this wasn't in place.

Private sector should help mitigate and business will still come.

Has created 400 units, not just large emp-make \$ off rent.

Disconnect between developer & business.

Some employers wish to build more, some less or none.

Small businesses starting to disappear, incentivize this, not require business license fee? \$ based on employees number, not revenue, now highest \$300, only in Town.

Reduce redundancy between 3.

Confusing on who to go to in order to actually obtain housing.

Where to start?

Confusing regs & requirements.

Don't know where to start process.

Need someone to implement and monitor.

Rework mission statements, goals and responsibilities.

Lower cost of capital venture businesses.

Long-term investment pools of \$, put together fund/group to invest in area business.

PRI-program related investments.

Land or Cash.

Lower cost of business in sharing resources, reduce subsidy costs, investment funding sources-seed money.

Valley Home Store-one place to help people buy housing.

Bring existing housing stock up to current standards.

Commercial Mitigation-Rental, not appropriate, need better balance, use year round, ease regulations, change regs based on business size, etc., ground leases.

Free Market:

Ownership vs Rental. Tools – Zoning, Apartments, Commercial Linkage, ARU's (TOJ), ARU's (County)

ARU's(Commercial), Density Bonus, Employers, Federal Programs, Senior, Market  
Ownership, Residential Linkage, TDR's, Incentives, Live/Work, Housing Projects,  
Existing Ownership, Existing Rental, Public Funding, Education, Reduce  
Regulatory Barriers, Streamline Stewardship