

# **ALTERNATIVE TOOLS TO ADDRESS AFFORDABLE HOUSING**

Vail Town Council Work Session

October 10, 2006

Presented by RRC Associates, Inc.  
and Town of Vail Staff

# AGENDA

## Review of Fundamental Policy Questions:

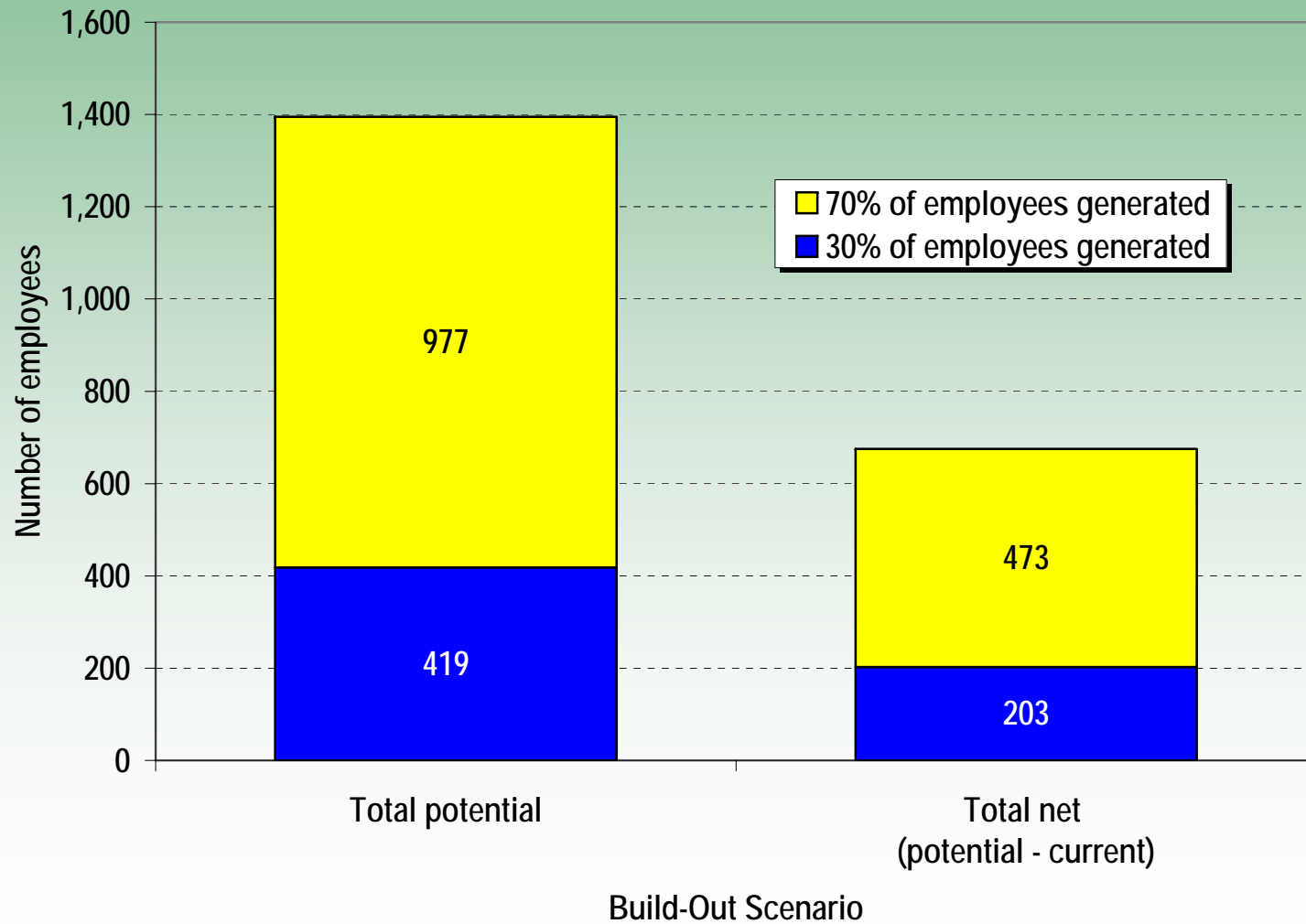
- Percentage of total employees you want to house in Vail?
- Programs you want to use to ensure that employee housing is being created?
- Role of “Catch Up” Tools –
  - The Town will need to bear this responsibility – will require funding
  - Timber Ridge – Largest single opportunity
  - Town owned lands – Chamonix, Arosa, Municipal Building, etc.
  - “Buy Down” of units to create deed restrictions
  - Down Payment Assistance
- Role of “Keep Up” Tools
  - Commercial Linkage
  - Residential Linkage
  - Inclusionary Zoning
- Discussion of working regionally to address a broader spectrum of housing needs

## Brief review of Housing Nexus Report

## Consideration of Linkage Draft Ordinance and Consideration of Policy Questions

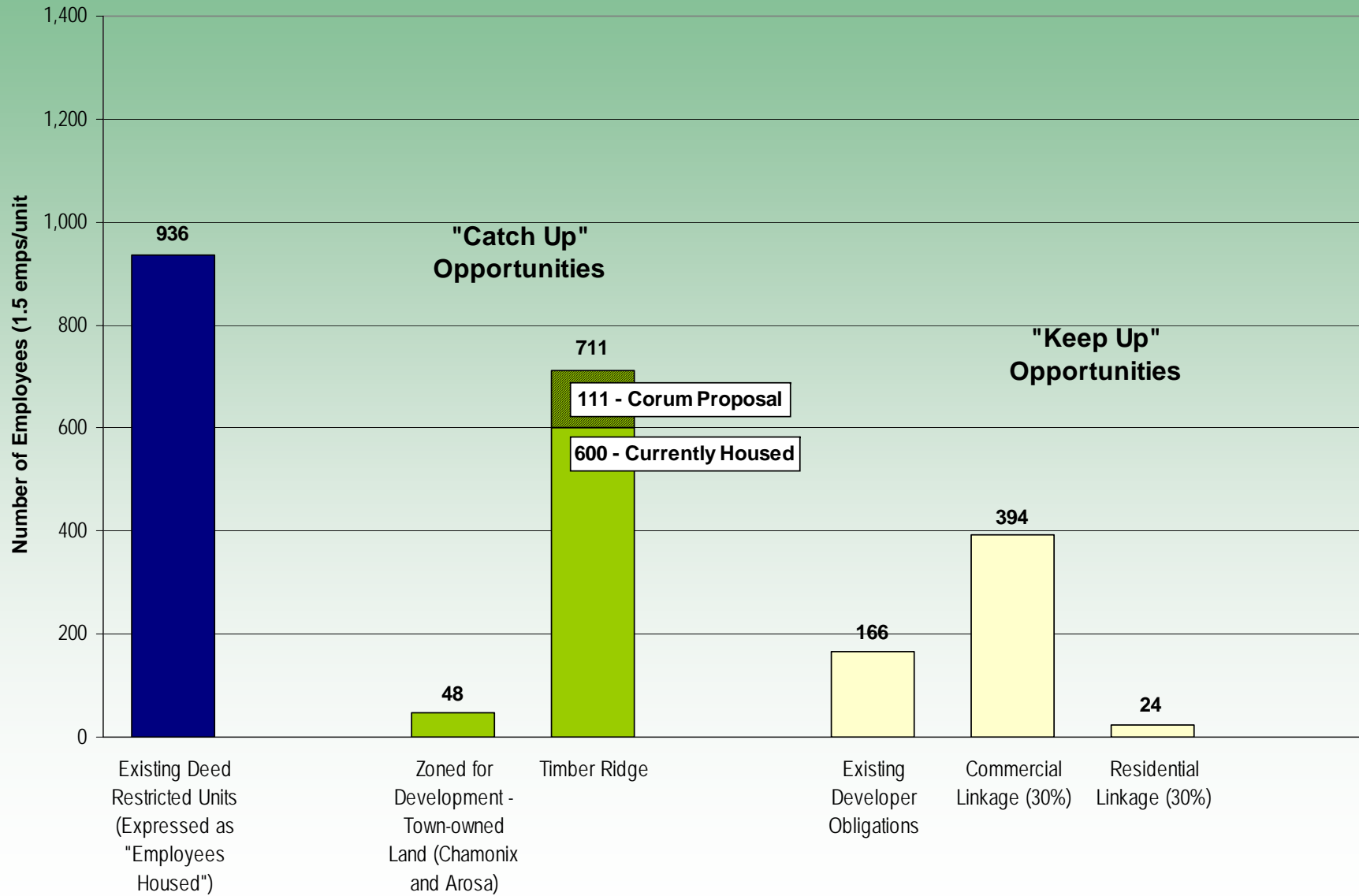
## Summary of Findings and Next Steps

# Total Employees Generated at Estimated Build-Out

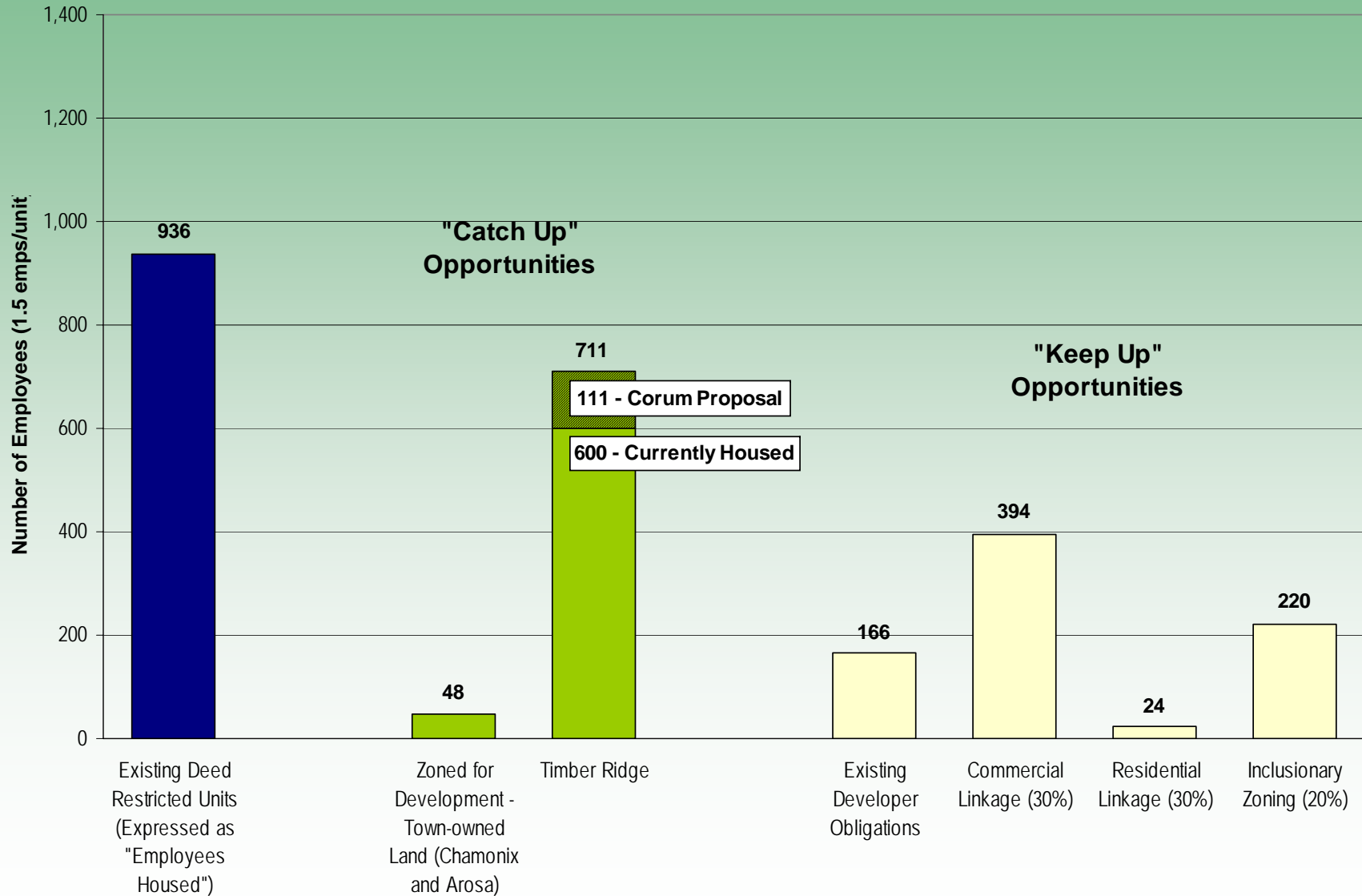


# #1 – Estimated Employees to be Housed – Linkage Only

(Illustrating the Relative Contribution of Various Tools/Techniques)

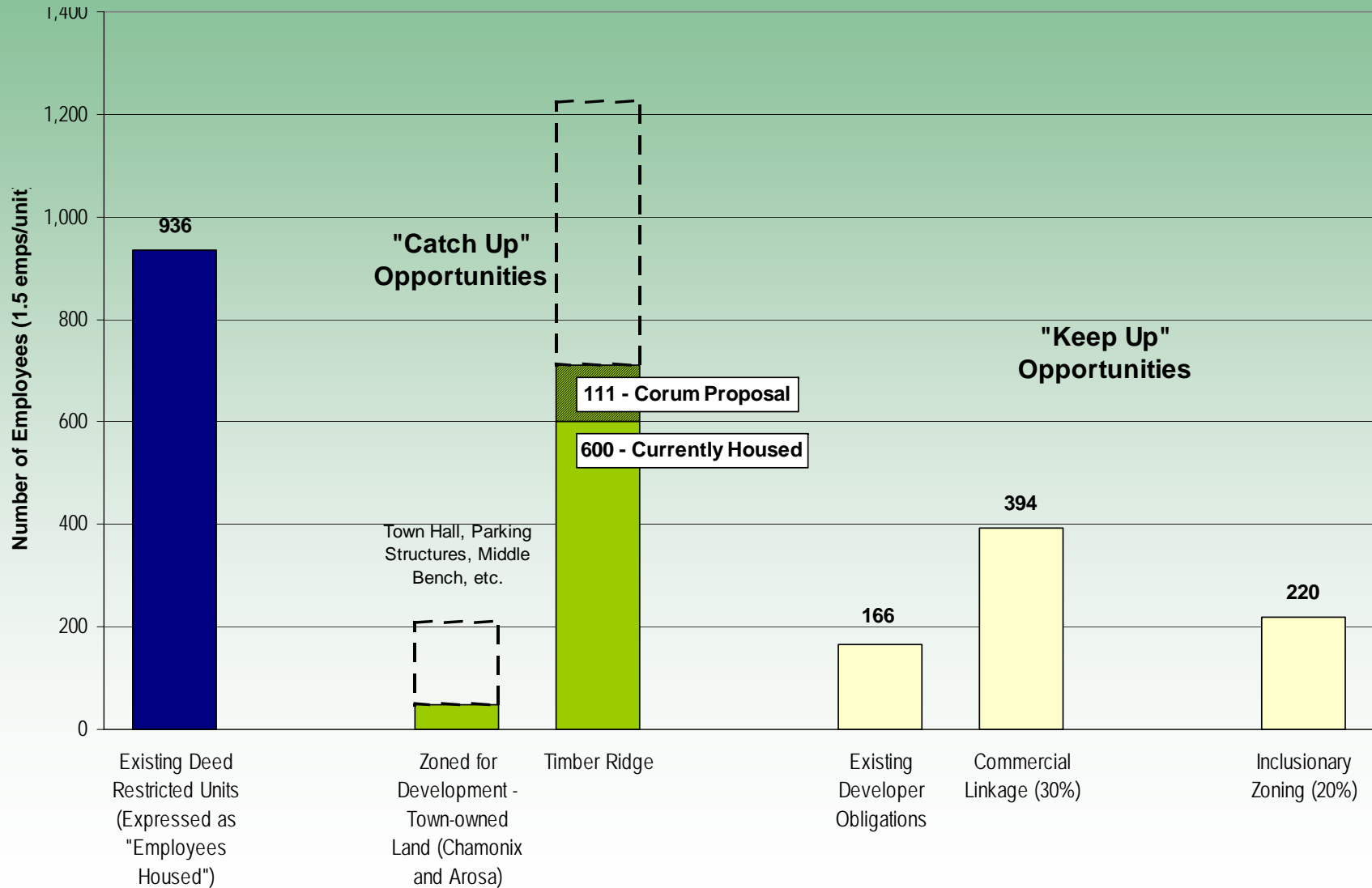


## #2 – Estimated Employees to be Housed - Linkage Plus Inclusionary (Illustrating the Relative Contribution of Various Tools/Techniques)



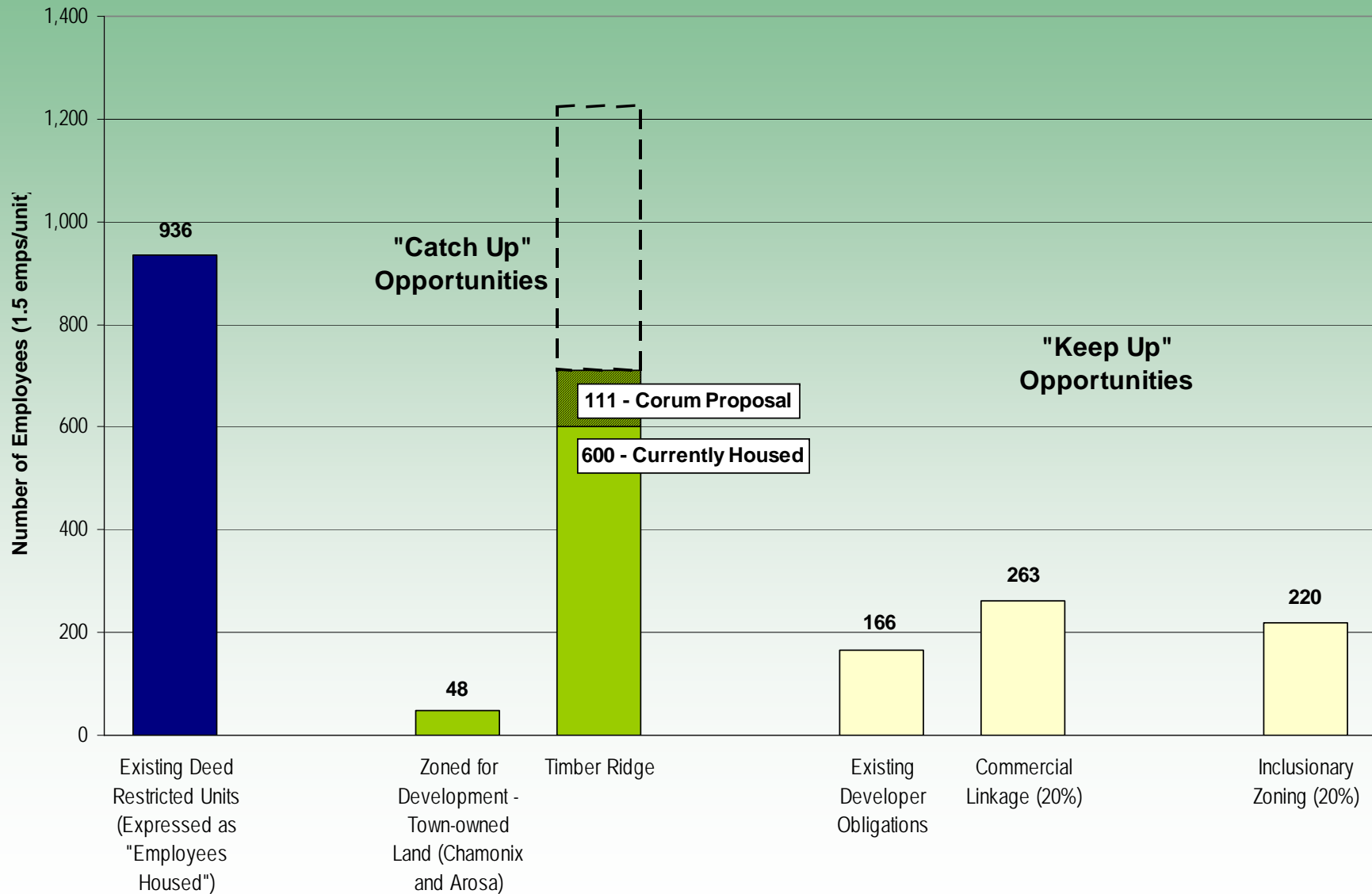
# #3 – Estimated Employees to be Housed - Aggressive "Catch Up" Effort as well as Commercial Linkage and Inclusionary

(Illustrating the Relative Contribution of Various Tools/Techniques)



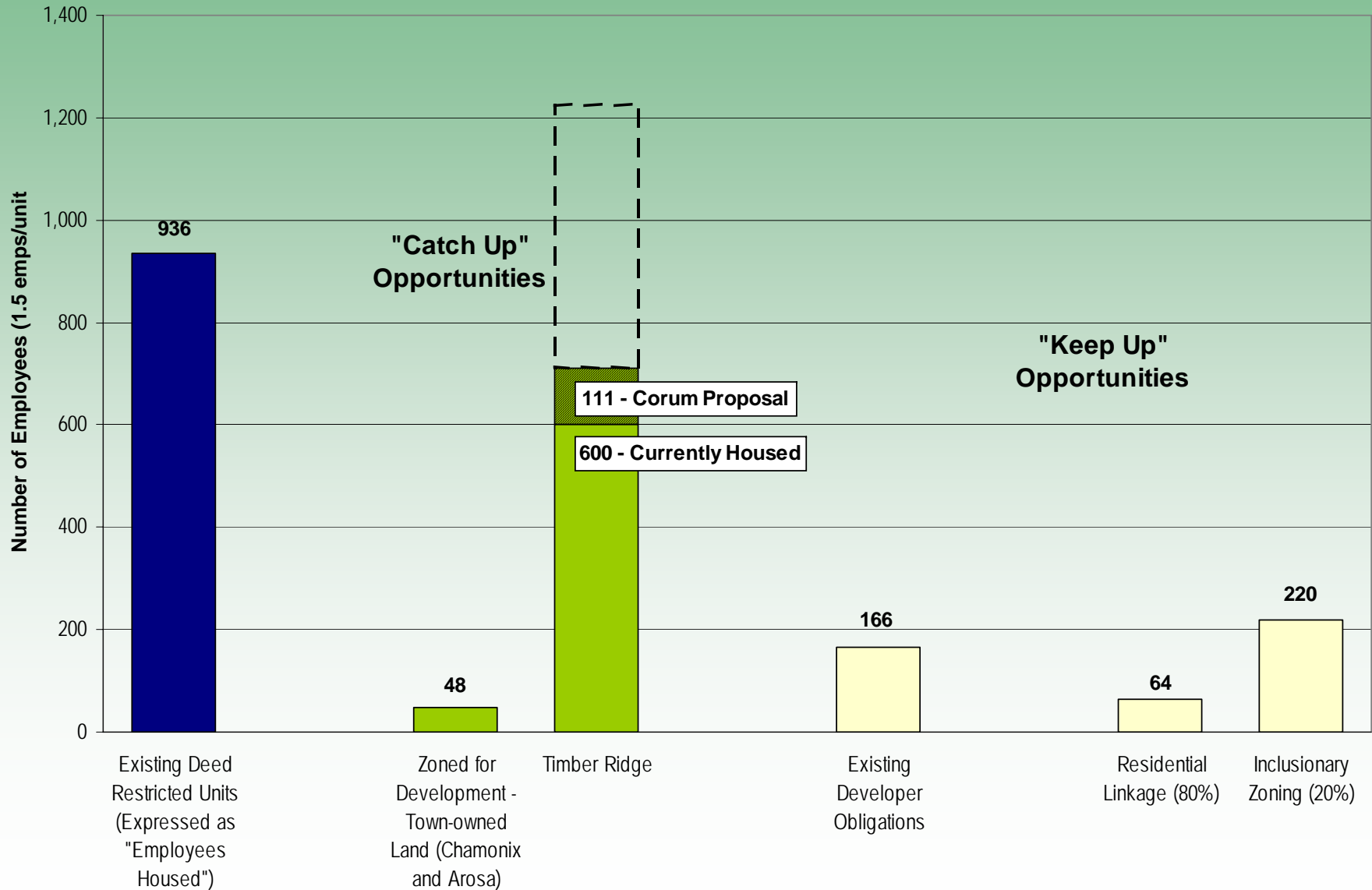
# #4 – Estimated Employees to be Housed - Adjust Commercial Linkage to 20%, Keep Inclusionary at 20%

(Illustrating the Relative Contribution of Various Tools/Techniques)



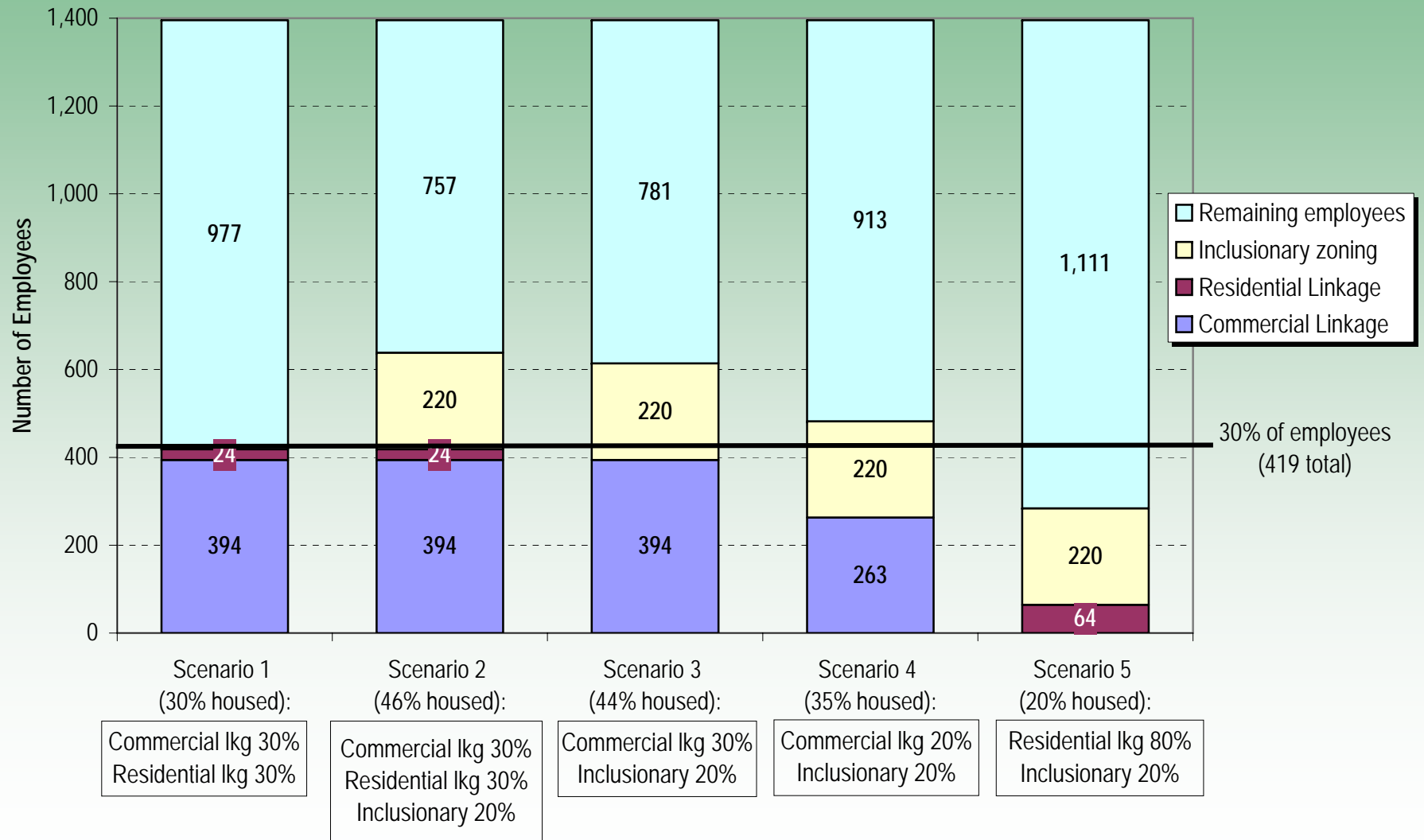
# #5 – Estimated Employees to be Housed - Adjust Residential Linkage to 80%, Keep Inclusionary at 20%

(Illustrating the Relative Contribution of Various Tools/Techniques)





## Scenario Development: Linkage and Inclusionary (1,395 total employees generated at build-out)



# Questions Identified in the Draft Linkage Ordinance - 1

- Consultants recommend that Linkage requirements not overlap (or minimize overlap) with inclusionary requirements in terms of the AMI range that these two programs serve. Typically Linkage programs might focus on providing housing for incomes 80% or less of the median, whereas inclusionary often addresses higher income households. If Vail considers inclusionary requirements, in addition to linkage requirements, this distinction will be especially important. What is the Town Council's preference with regard to incorporating both Linkage and Inclusionary Requirements?

# Questions Identified in the Draft Linkage Ordinance - 2

- Deed restrictions should be consistent – e.g., it is not recommended that the code permit developers to implement their own deed restrictions, which causes confusion of implementation and operation of the program, as well as public understanding and “user-friendliness”. We assume that Vail will want to ensure consistent guidelines. This will require some additional work on the part of staff and/or the Housing Authority. Does the Council want staff to focus on refining the deed restriction requirements.

# Questions Identified in the Draft Linkage Ordinance - 3

- The Town may or may not desire to have exemptions from Linkage, or may desire different exemptions than those included in the Draft Ordinance. We would appreciate guidance on the types of exemptions desired.

# Questions Identified in the Draft Linkage Ordinance - 4

- There is a need to determine the mitigation rate for **Commercial Linkage**. –Also, will alternatives to on-site development will be permitted and, if so, what type? We also request direction on payment in lieu policies and requirements.
- There is a need to determine the mitigation rate for **Residential Linkage**. –Also, will alternatives to on-site development will be permitted and, if so, what type? We also request direction on payment in lieu policies and requirements – for residential linkage payment in lieu options will be especially important because the requirements typically generate less than whole units.

# Questions Identified in the Draft Linkage Ordinance - 5

- The methods of applying the formula to existing development will be important. The Council is asked to provide some direction to staff/consultants regarding the approach they would like to see pursued.

# Questions Identified in the Draft Linkage Ordinance - 6

- We request Council guidance on the approach to the job generation rates for Residential and Commercial Development. How detailed do you want the formula to be? Note that some communities have required an independent audit of employment levels two years following occupancy in order to reconfirm the employment levels in a development. The pros and cons of this approach should be discussed.