



Focus Team: Housing & Non-Residential Demand

Date and Location: Monday, February 14, 2022 – Community Center West Room

Estimated Attendance: 36

Guiding Questions:

Listening Session: what are your hopes and concerns as they relate to Brown Ranch?

Key Technical Information Shared:

N/A; listening session.

Public Input:

Questions:

- How do we maintain affordability in perpetuity?
- How do we build equity?
- Will commercial properties be subjected to the free market?
- How do we reach people who aren't able to show up to meetings like this?
- How do we keep them engaged?

Comments:

- Need to address and provide housing for our homeless population.
- We have lost 3 mobile home parks in the last 20 years. There is a huge need for more mobile home parks for entry level starter homes.
- I think this project should prioritize the “cliff effect” families and middle-income residents. The gap is only widening between low and high income, but Steamboat is losing working class employees because there is not a good solution for that middle ground - and the middle ground is disappearing. This is one reason that LiftUp now serves Routt County residents at 300% of the federal poverty level.
- Keep the middle in mind. It is difficult to live here on one income and find a small house/place to live. To only address families or double income families, leaves a lot of people out of the conversation.
- Brown Ranch should provide LOCAL housing, no matter your wages. Wages are growing fast with inflation now, and the key is that we can get our employees and locals HERE in housing. Not about what they make. Individuals can choose their own proportion of housing costs to wages.
- A retirement community for our senior citizens and retired people should be included in the ranch.

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- Yup, I'm in that single income, single person situation, but I certainly don't want to live in a closet in order to live in the Yampa Valley. Having my own sleeping space and an additional guest room/workspace is integral for me to thrive, and it's that way for a lot of single income single folks who are living here.
- Just because one person has a small footprint doesn't mean that a tiny space works for the long term
- Need a "mosaic of housing."
- Would there be a space for tiny homes like the ones over in Milner or like the 200 tiny home community being built in Salida?
- I urge the steering committee to not quantify "community contribution" only by ability/desire to work, but to consider community involvement, years in the community, etc.
- Housing Demand for Seasonal Workers and Employee Housing: (*Conversation was split for/against*)
 - Employers offering housing is an important mechanism to ensure teachers, healthcare workers, etc. can stay in the Yampa Valley.
 - Employers may be interested in purchasing property for their own employee housing (rather than master leases)... maybe even a block of housing.
 - We are local small business owner. Our employees struggle with housing, so over the past 5 years we started purchasing property for employee housing. Not all people want to buy, and we can't sit on a list for availability when we need an employee to start work. Thus, we'd be interested in an opportunity to buy housing that was offered to our employees. I've heard these option exist in other mtn towns. I think this would be true for other small businesses in the Yampa Valley.
 - Businesses that want to buy homes for their employees should be required to define affordability and set rents in a standard and accepted way, like 30% of employee revenues etc.
 - Ensure needs of seasonal workers are addressed by Brown Ranch.
 - Hesitance for Brown Ranch to turn into employee housing.
 - The mountain should be responsible for paying to build housing for their seasonal workers.
 - Don't subsidize ski corp.
 - Remember: the resort is not the only seasonal employer, many seasonal employees are here season after season and are part of the community and workforce.
- Sleeping Giant School serves highest concentration of underserved students.
- Demand is going to change over time. Reserve some land for later development phases in 5, 10, 15 years out.
- The Ranch will not be able to solve ALL housing issues, now or in the future. Beware of overbuilding to the detriment of the quality of the environment and healthy lifestyle on the ranch.
- Non-Residential Demand:
 - High demand and need for childcare.
 - Also need affordable shopping opportunities especially re: groceries.
 - We already have 3 grocery stores and a Wall Mart... no need for a grocery store

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- Community Garden, more trees throughout
- Consider a music event center (indoor or outdoor).
- Regarding a music center, a number of folks would like a multi-use, configurable performing arts space/education center (not just for music; for theatre, dance, multimedia/immersive projects) that could be used year-round and could provide guest housing and permanent housing for our valley artists.
- Need a place for youth that doesn't have emphasis on drinking.
- Some folks want to do social activities without drugs or alcohol as a means of community gathering/built into their surroundings. I'm not interested in seeing a liquor store, a bunch of bars, or pot shops in the development. We already have tons of those businesses represented.
- Is it important for amenities available at Brown Ranch that will draw other people from out of town?
- Other comments: Stewardship & Project Economics
 - Need to think creatively and adopt new policies re: deed restrictions. Use other communities in Colorado as an example.
 - Stewardship mechanism. cap real estate transfer fees to 1% or less
 - In 2004 ish employee housing started to be required by local developers for new construction. Then when the real estate crash occurred in real estate in 2008, demand disappeared, and prices fell fast. the City started waiving several deed restrictions on an individual basis. As we see now, this was short sighted, but at the time it seemed warranted during a crisis. There should be a conversation about how income levels, inflation, demand, real estate ups and down, pandemic, climate change, energy problems, water restrictions, natural disasters, etc. are managed for the long term. Considering these natural market fluctuations. That is what this planning process is for, so having the committee go thru potential setbacks and decide how it would deal with excess supply or lower demand or lack of building materials or construction teams...etc...all the struggles. How do we cope with short-term setbacks and keep the long-term future in mind?
- Other comments: Urban Design
 - Brown Ranch should "grow organically" with different building styles and types of buildings (like downtown Steamboat).
 - Please NO identical track homes. Love the organic slow growth over time that is diverse, creative, and mixed building styles.
- Other comments: General
 - What makes steamboat a community is its neighborhoods. "Neighborhood" is the sacred word. The more we see each other, the safer and more connected we feel. What makes us a community is that we all know each other.
 - Stop emphasizing Steamboat as a tourist destination. We are a community.

Recommendations to the Steering Committee: N/A

Next Steps and Action Items: N/A

YVHA FOLLOW-UP FOR WEEKLY REPORT

- Review older adults housing needs assessment and send to RCLCO.

Resources needed from technical consultants for next meeting

- Seasonal housing is going to be a sticky point. Let's strategize how to frame this conversation.

Necessary Cross-Collaboration w/other Focus Teams:

- Project Economics & Urban Design: Demand is going to change over time. Reserve some land for later development phases in 5, 10, 15 years out.