



Focus Team: Project Economics & Stewardship

Date and Location: Wednesday, February 16, 2022 – Community Center East Room

Estimated Attendance: 22-28 people

Guiding Questions:

- Background: how YVHA acquired Brown Ranch.
- Listening Session: what are your hopes and concerns as they relate to Brown Ranch?

Key Technical Information Shared:

- \$400 million infrastructure bill - \$150M earmarked for local gov't/housing authorities
- Grant funding received to date for CDP: CO Health Foundation, DOLA, Craig-Scheckman Family Foundation.
- Legal components already set in place to help maintain affordability: Land trust, deed restriction, Land Use Restrictive Agreement (LURA).
- RCLCO is working on a CNA – planning to share at the Demand meeting next week.
- 800 units: we know can be accommodated with the current water system.
- Subsidy is needed to make housing attainable and serve the populations that most need affordable housing.

Public Input:

Questions:

- Was workforce the term as part of the gift?
- Has there been background work on economics? State, federal, local grants?
- Housing cost been on the rise; what would prevent Brown Ranch from following suit with the rest of Steamboat?
- What are we leaning on from the past, whether it is a success or a failure, to guide us through this?
- Is it possible to build and sell homes under 500K and at least break even without grants or subsidies?
- What is the actual vision of Brown Ranch? Is this supposed to be used as a steppingstone? Or do you anticipate this is the final step for people once they purchase their home?

Comments:

- When RCLCO Demand Study is complete, YVHA should publish and make widely accessible.
- DEED RESTRICTIONS:
 - Deed restrictions don't work; need to focus on long term affordability solution. How is this going to work in 100 years? What does sustainability look like? Don't allow for wealth generation. You can't maintain affordable housing and generate wealth. Housing at Brown Ranch should be 100% rental.
 - Deed restrictions are great
 - Deed restrictions are important.
 - I fully support deed restrictions so long as there are affordability targets based on income, appreciations caps, local work requirements, and restrictions on use of the property. There are various deed restriction options, and we can tailor them to what works.
 - Lived in a DR in Aspen, I support it and it allowed me to leave with a little extra cash when it was time to sell.
 - Its all about the mindset and what works for someone isn't always going to work for someone else.
- 30-year LURA – 90 acre parcel, time came and went, not a long enough time frame to maintain affordability
- Need to think long, long term: Consider 100-year land leases with an appreciation cap.
- Developing Brown Ranch should be a 50 – 100 year process.
- Housing should be run through a lottery system.
- First-time home buyers should be prioritized at Brown Ranch.
- Do people really understand the depth of what owning a home actually means? Do they understand equity? Do they think about maintenance? How can we educate? This process should be empowering.
- People who haven't owned a home, don't understand the outside costs. Bankers are not forthcoming with those possible costs.
- We should start it all as rental housing at the beginning and then turn around a sell once you see what happens on this property.
- Paying rent or paying a mortgage are equally cumbersome.
- Would like to see Housing Authority infrastructure grow.
- Consider alternative building options for more efficient costs. For example: prefabs, modular, or ICF builds, etc.
- A perspective on current affordability: Colorado Group Realty reported that the median condo sale price in 2021 was 663K. Even with a 20% down payment, that would require a household to make > 200% AMI (about 160K/year), which exceeds affordability for

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- 80% of local workforce (according to census data). It's not just the top rung of the ladder missing, its all of the middle ones too.
- We are going to need more than just Brown Ranch, with the direction the ski resort it is taking the community. Realtors are not looking for the best interest of the workers, they are looking to make money.
- Everyone should be able to afford safe and stable housing.

Next Steps and Action Items:

The technical consultants will lead the community through some draft guiding principles on Stewardship/Long-term Affordability.

YVHA FOLLOW-UP FOR WEEKLY REPORT

Resources needed from technical consultants for next meeting

N/A

Necessary Cross-Collaboration w/other Focus Teams:

N/A