



BROWN RANCH

# Top 10 Facts - Brown Ranch

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In an environment where disinformation and misinformation are rampant, the Yampa Valley Housing Authority (YVHA) Board compiled these facts to educate the community about the Brown Ranch. More information at [brownranchsteamboat.org](http://brownranchsteamboat.org).

- 1. Fact: Steamboat Springs is in a housing crisis.** According to a 2022 survey, we know we need 1,400 housing units now for existing workers. Businesses, schools, the hospital, and non-profits cannot hire the staff they need because there is no housing workers can afford.
- 2. Fact: Brown Ranch is phased, responsible growth that has been contemplated for years.** In anticipation of the future needs of the Steamboat Springs, the [West Steamboat Springs Area Plan](#) identified the west side of town for growth. That is why they created the Urban Growth Boundary (UGB) in 1999. The first phase of Brown Ranch is envisioned to deliver 1,100 units in the next ten years.
- 3. Fact: There are no new taxes or tax increases contemplated to pay for Brown Ranch.** The existing short-term rental tax, is dedicated to the Brown Ranch and will allow YVHA to leverage local funds to gain federal, state, and private grants. In the state of Colorado, any new tax needs to be approved by voters.
- 4. Fact: [The Annexation Agreement](#) protects the City of Steamboat Springs.** The agreement includes the ability for Steamboat Springs to deny building permits at Brown Ranch if the City cannot fund its share of offsite infrastructure expenses, primarily US Highway 40 improvements. According to City Attorney Dan Foote, "...There is absolutely 0% chance that the annexation agreement will cause the city to become insolvent or bankrupt..."
- 5. Fact: [The Annexation Agreement](#) was negotiated by the City of Steamboat Springs and YVHA.** The agreement has strict guidelines to ensure that YVHA meets its obligations to build affordable housing, construct parks, trails, and community spaces, and contribute significant funding to city-wide infrastructure.
- 6. Fact: Brown Ranch will increase funding opportunities for existing community challenges.** For example, during peak commuting hours, traffic on US Highway 40 west of downtown is a challenge that needs to be solved now, with or without Brown Ranch. YVHA will contribute \$20 million dollars through short term rental tax revenue to the City to pay for the share of impacts Brown Ranch will have to traffic on US Highway 40.

**7. Fact: Brown Ranch is designed—and zoned— to be a vibrant community with a mix of housing types in each neighborhood.** This diversity of housing types available to all types of local workers – teachers, nurses, cooks, construction workers and more - will create housing choices and encourage housing mobility through life changes. The current plan based on a third-party, independent demand study is: 60% rental units and 40% ownership units with the following types:

- 65% apartments and condos
- 22% single family townhomes
- 13% single family homes

More than 40% of the annexed land area is dedicated to parks and open space, including an extension of the Core Trail from Sleepy Bear Mobile Home Park to Silver Spur. There will be no short-term rentals or second homes at Brown Ranch.

**8. Fact: Brown Ranch will be affordable to locals.** Rental units will have restrictions on annual rent increases tied to Area Median Income, which means they will not pay more than 30% of their income. Ownership units will be deed restricted to limit appreciation while accounting for capital improvements and sweat equity owners put into their homes. YVHA already manages deed restricted homes in Steamboat.

**9. Fact: The Brown Ranch plan is a result of the community's vision.** The master plan for Brown Ranch was developed after input from more than 4,000 individuals at 250 meetings as well as with other community stakeholders over 15 months. YVHA created the Brown Ranch plan with the community, long before seeking development partners for public-private partnerships to build infrastructure and housing at Brown Ranch.

**10. Fact: There is enough water for Brown Ranch!** The City's existing water rights are sufficient to serve Brown Ranch. After the first phase of Brown Ranch is completed in approximately 10 years, the community will need a new water treatment plant. This plant will benefit the entire community by providing redundancy for the City's water supply in case of wildfire in the Fish Creek basin. YVHA will provide most of the funding for this facility, in addition to paying tap fees like all development in Steamboat Springs.

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