



To: Mayor and Town Council  
From: Clint Kinney, Town Manager  
Date: July 29, 2023  
Re: Info Update

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#### REGIONAL APPROACH

We are continuing to work with our partners at the City of Aspen, Pitkin County, Basalt, Aspen Ambulance, Aspen Fire, Roaring Fork Fire and Carbondale Fire to ensure our regional dispatch center is up to speed with appropriate technology to ensure a rapid response from first responders. Our current computer aided dispatch system is aging and is in need of improvements over the next couple years. Luckily, we have done some necessary homework over the last 24 months amending our IGA that governs the Center to ensure an effective and efficient operation of the Dispatch Center and an equitable way to pay for the necessary equipment. The experts at the Dispatch Center are still working through details, but we expect to see an increase in our contribution over the next two year to pay for the necessary upgrades. The CAD system itself will likely cost in the \$4 million range and is expected to be funded through a variety of means including an increase to the 911 fees on your cell phone bill, grants, and, of course, from our respective general funds. In addition to the CAD system, a number of other improvements are necessary to improve reliability and otherwise improve performance. We will plan a presentation to the Council in the near future from our friends at dispatch, but in the meantime we will work this expected expense into the 2024 budget proposal.

#### TRAIL THROUGH TIME



The Sleigh Ride trail has had some story boards installed along the walkway to help tell the Discovery Story.

## THE MORE THINGS CHANGE.....

Through the last State legislative session, we continually opposed state mandated growth measures that did not meet our local needs. Most of the proposals (at least the really bad ones) were defeated. Although the Legislature doesn't reconvene until January 2024, The Colorado Association of Ski Town (CAST) is anticipating a return of land use legislation next session. CAST and CML were integral in the legislative defeat last session. CAST intends to be proactive in their approach this upcoming session as well.

Attached is a CAST Land Use & Housing Proposal. It was shared late yesterday with the Governor's Office, CCI, CML, CCAT and our state legislators. In addition to this effort, CAST plans to invite SB23-213 proponents (housing and environmental advocates) to sit down to discuss common interests and goals. CAST's 2023 Workforce Housing Report will be utilized to educate folks on the unique nature of affordable housing in mountain communities. Land Use discussions will continue to happen via the CAST Housing Task Force of which we are a member and participate.

## TID BITS

- The Library has drafted a concept plan for a 2,500 square foot satellite/ annex adjacent to the Snowmass Recreation Center. They are still working through details, but they think the attached plan is likely within their budget. This plan also leaves space for us to expand in the future, should we ever desire. We have a long way to go, but we are making progress. A draft plan is attached.
- As the Council will recall, as we were going through an eviction process last year, we were reported to the Department of Regulatory Agencies (DORA) and accused by the person being evicted of discriminating against him. Attached is the Determination of DORA in the case. I am happy to report that DORA rejected his claim of discrimination. The eviction is still pending before the District Court (it has been since February 8). Once Judge Seldin rules, and assuming it too is in our favor, we will continue with the eviction for non-compliance with the work requirement. While eviction is NEVER good news, it is reassuring that DORA agreed with our workforce housing requirements.

CC: Department Directors



## Statewide Land Use & Housing Proposal July 2023

**HOUSING AND LAND USE GOALS :** The following goals respond to the current workforce housing crisis.

1. Ensure that attainable housing opportunities respond to the needs of each Colorado community, including a variety of sizes, price points, and accommodations for persons with disabilities.
2. Reduce sprawl, increase density, promote infill development, and compact, walkable communities with multi-modal transportation alternatives to reduce personal vehicle miles travelled and greenhouse gas emissions (GHGs).
3. Build resilient communities with cost effective and sustainable infrastructure.
4. Implement changes to land use, transportation and infrastructure planning and funding to increase livability for Colorado residents, maintain and strengthen communities and reduce infrastructure costs and GHGs.

**PROPOSAL:**

Achieving these goals will require comprehensive and coordinated state and local government legislation to address transportation, housing, and infrastructure in new and thoughtful ways to change land use patterns. This proposal includes a combination of legislative requirements, authorizations, and conditional funding to provide an effective framework that supports workforce housing development at the local level. Coordination between county and municipal land use authorities and consideration of water supplies and infrastructure capacity is essential for the success of any large-scale workforce housing effort. This proposal is intended to establish a strong commitment at the state level to increase workforce housing while maintaining control at the local level to determine the best strategies to achieve the state and local workforce housing goals.

**1. Require Workforce Housing Plans**

Require municipalities and counties to complete and implement a housing needs assessment and housing plan. Establish minimum standards and data collection for housing needs assessments and plans so the State can compile uniform data. Require the adoption of a land use strategy to implement

identified housing goals. Authorize and promote coordinated regional workforce housing planning by counties and municipalities.

## **2. Local Area Median Income Determination**

Through the housing plan, identify local AMI levels for which workforce housing is needed and appropriate in each jurisdiction. Alignment is needed between state funding sources and locally identified AMI levels.

## **3. Condition State Funding on Adoption of Housing Plan**

Require adoption of a housing plan that is compliant with minimum state standards as a condition of eligibility for funding for housing, transportation, parks, and utility infrastructure. Require housing plans for both municipalities and counties or combined regional housing plans. Establish performance standards for residential housing that is tied to all state funding, including funding for utility infrastructure, transportation, economic development, resiliency, sustainability, and housing. The performance standards could be those strategies outlined in SB23-213. Require local commitment to some level of growth in housing units similar to Prop 123, provided that the definition of affordable housing uses AMIs that are appropriate for each jurisdiction as identified in their housing plan. Include state funding to provide technical support for all aspects of local workforce housing efforts, including planning, land use strategies, forming local housing authorities, and implementing workforce housing projects.

## **4. Legislative Prohibitions and Authorizations**

Private covenants are often an impediment to implementing workforce housing strategies. Support legislation which invalidates private covenants which prohibit housing deed restrictions and accessory dwelling units. Prohibit private covenants which require water intensive landscaping. Authorize local government water conservation landscaping requirements to supersede private covenants.

## **5. Water**

Adopt an aggressive statewide per capita per day usage standard that applies to every new development whether in a county or a municipality. Adopt a schedule for all existing residential units to come into compliance with the new standard. Authorize water and sewer districts to coordinate available water supplies with workforce housing plans.

## **6. New Revenue Authorization**

Explore tax strategies that generate new revenues to drive creation of workforce housing. A) Consider changes to the assessment categories that would tax vacant homes and short-term rentals at a higher rate with additional revenues restricted to workforce housing. Alternatively, empower local jurisdictions to raise funds for housing by taxing vacant homes and/or short-term rentals. B) Increase allowable tax that can be proposed by local or regional housing authorities. C) Amend TABOR to authorize local elections on new real estate transfer taxes (RETT) to generate revenues for workforce housing.

## **7. Coordinated Land Use Planning**

Require coordinated land use planning among municipalities, counties, and special districts that achieves higher density, increased access to multi-modal transportation opportunities, and reduced cost of public infrastructure. Require that any new annexations meet certain land use performance standards while at

the same time curtailing opportunities for sprawling development in unincorporated areas. Where coordinated planning has occurred, reduce barriers to development.

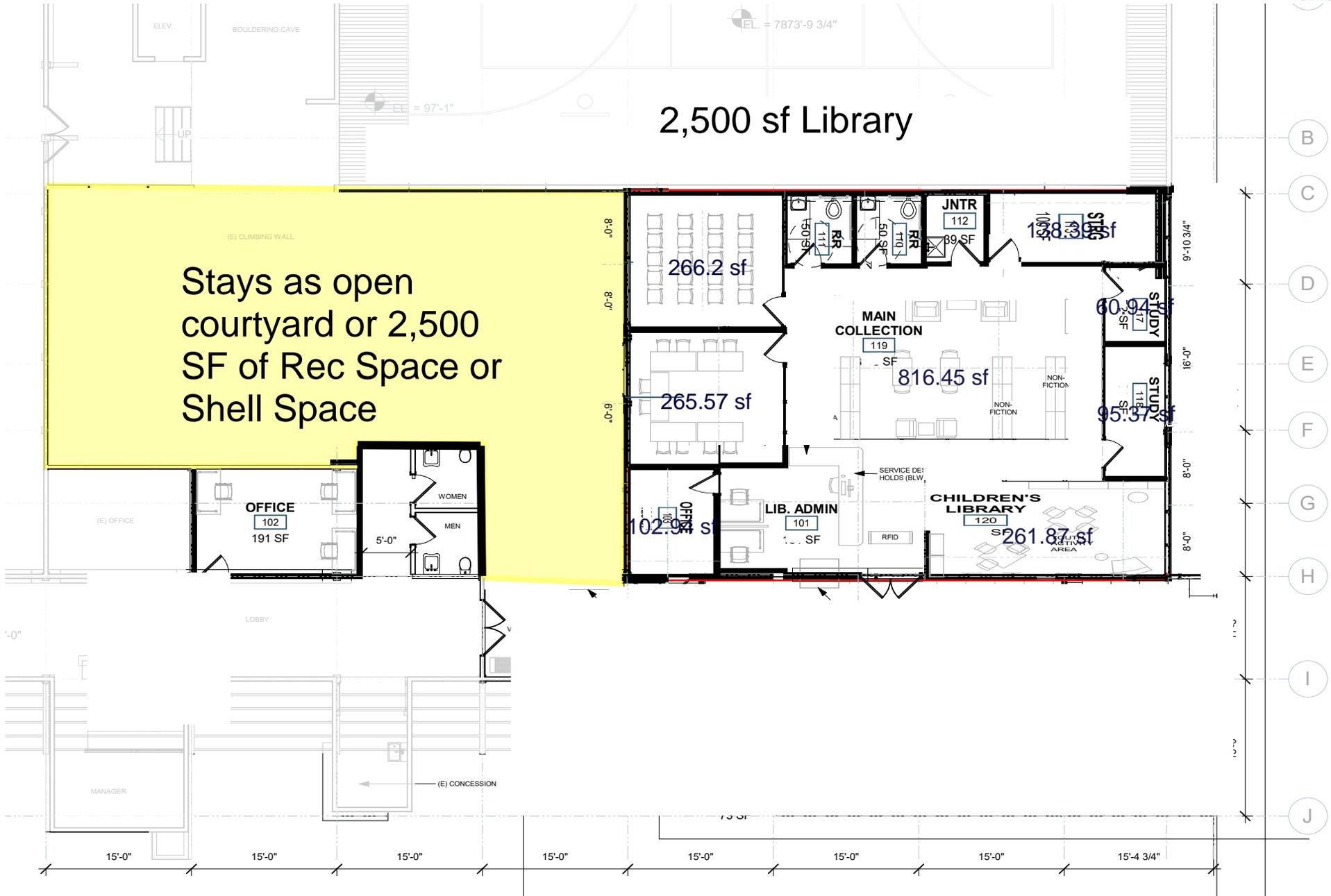
**8. Insurance Reform**

Reform the insurance industry to reduce barriers to the development of multi-family housing units.

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CAST communities have aggressively pursued affordable housing for 30+ years, with demonstrable positive outcomes. We continue to update regulations and implement programs to incentivize affordable housing, as well as invest significant municipal funds. Through these efforts CAST communities have built a deep and nuanced understanding of the interplay between market forces and the regulatory environment on affordable housing. CAST appreciates the State's focus to increase housing affordability in Colorado and stands ready to identify actions that will result in more affordable housing for Coloradoans.

# 2,500 sf Library



LIBRARY FLOOR PLAN