



18 March 2022

Town of Estes Park
Board of Trustees and Staff

RE: Possible Uses for Fees

Dear Board of Trustees and Staff

Over the past several weeks, conversations are occurring regarding the uses of potential funding streams for Housing. Including the presentation on March 1st from Root Policy Research sharing their results of the Vacation Home Impact Study during the Study Session.

As a follow up, Estes Park Housing Authority wanted to share the following information. This list is not intended to be all-inclusive but instead provide information as to the possible uses of having a funding stream.

ACTION	POTENTIAL COST
Acquisition of land/structures	Millions of dollars
Land Banking	Millions of dollars
New Construction	Millions of dollars
Rehabilitating and preserving current structures and affordable housing options	Millions of dollars
Establish and support of home ownership programs: for rehab of a single-family residence and to support down payment assistance and/or down payment matching	\$13,000-\$30,000 per unit (Estimated at 3% of home value on a \$450,000 purchase price and the cost to add year-round heat system)
Establish a program to purchase deed restrictions	\$67,635 average per unit (Obtained from the Vail InDeed program 2017 to 2022. Total restricted 167 units = \$11,295,111)
Incentives to convert short-term rentals to long-term housing options	\$31,544 per unit (Obtained from data in the Vacation Home Impact Study on page 7 (\$1,845 rent x 12months) and page 9 (\$53,684 annual Short-Term Rental income))
Develop an employer assisted housing partnership	
Support the development of new housing (is subsidizing tap fees, permit fees, etc.)	\$23,000 per 'apartment door' developed (Town of Estes Park's water tap fees are approximately \$13,000 per multifamily unit and Upper Thompson Sanitation District sewer tap fees are approximately \$10,000 for each multifamily unit)
Hire staff to support and develop housing programs, incentives, and initiatives	\$50,000 + annual salary
Support activities to streamline the development process	unknown

As it relates to the Vacation Home Impact Study, not all of the above options could be acted upon with an estimated annual income of \$600,000, * but could allow for additional housing opportunities. Continual exploration and action to bolster funding will be needed. This includes taxes, fees, policy changes, and legislative changes (such as HB22-1117). These could bring about substantial funding which would be highly impactful to address our needs in a variety of ways, such as those listed in the chart.

We also need to take note of our current abilities and satisfy where gaps exist. Strategizing and prioritizing necessary action to achieve the highest and best outcome is equally important. We know that the conversations and actions taken today better prepare us for our tomorrow. Therefore, we must first begin with a clear, intentional, and unbiased understanding of the composition of our community. Then be equally diligent to envision the individuals, families, businesses and leaders that will define the future Estes Park. Only then can today's conversations be best served to prepare for our future.

Should you require any additional information, the Housing Authority would be happy to participate in a detailed discussion.

Respectfully,

The image shows two handwritten signatures in blue ink. The first signature is cursive and appears to read 'N. Hawf'. The second signature is more stylized and appears to read 'S. Moulton'.

Naomi Hawf and Scott Moulton
Estes Park Housing Staff

*This amount is calculated from the current registered number of short-term rentals, 493 multiplied by \$1,157 per unit on the low-end, totaling \$570,401 and on the high-end of \$1,370 per unit, totaling \$685,270.