every home is a building block.
Consensus on a Problem
Statewide

How Have these Areas Changed in the Past 10 Years?

- Intergovt coop w/ neighbors: 26% much better, 34% somewhat better, 30% about the same, 6% somewhat worse, 14% much worse
- Economic development/growth: 15% much better, 39% somewhat better, 27% about the same, 14% somewhat worse, 9% much worse
- Public safety: 15% much better, 17% somewhat better, 33% about the same, 9% somewhat worse, 7% much worse
- Intergovt coop w/ state/federal: 14% much better, 34% somewhat better, 39% about the same, 6% somewhat worse, 7% much worse
- Revenue and budgets: 12% much better, 43% somewhat better, 23% about the same, 17% somewhat worse, 6% much worse
- Infrastructure: 9% much better, 31% somewhat better, 30% about the same, 17% somewhat worse, 6% much worse
- Housing: 14% much better, 35% somewhat better, 26% about the same, 17% somewhat worse, 5% much worse

How Has Affordable Housing Changed in the Past 10 Years?

- Much better: 22%
- Somewhat better: 11%
- About the same: 34%
- Somewhat worse: 32%
- Much worse: 5%
- Don't know: 1%

CML 2019 State of our Cities and Towns Report
Consensus on a Problem
Eagle County

Effect of Housing on Ability to Attract, Hire and Retain Employees

2018-19: Employees' Experience with Health Care, Child Care, Transportation and Housing

Let's make the cost of home something we all can afford.
Workforce Housing is Community Infrastructure

- Economic development
- Workforce
- Traffic and transportation
- Parking
- Environment and air quality
- Mental and physical health of community
- Community service (volunteers and schools)

Let's make the cost of home something we all can afford.
Workforce Housing Choices at the Local Level

- Zoning and Land Use Regulations
- Affordable housing 'toolkit' (fee reductions, inclusionary zoning, etc.)
- Local "norms" for entitlement process
- Availability of local funding source
- Community sentiment down to the neighborhood level
- Construction and land cost
- Creative partnerships
- Political will/leadership

Let's make the cost of home something we all can afford.
Creative Community Partnership:
Habitat for Humanity Vail Valley & Eagle County Schools

- Habitat’s need for affordable land
- District’s need for housing as an employee retention tool
- 20% of existing homeowners at the time employed by ECSD
- District had land with residential zoning
- Values alignment – Community

Let's make the cost of home something we all can afford.
Who Qualifies

• Potential for teachers & support staff to qualify

• Habitat gives preference in its family selection process to ECSD applicants until the number of incremental ECSD families equals the number of homes that can be constructed on the donated property

• 15% (11) of the most recent applicant pool (70) were ECSD employees in 2019

• If at any time thereafter an ECSD family ceases to have a member who is employed by the District, Habitat will reinstate the preference process.

• If Habitat is no longer building homes, the Right of First Refusal will be assigned to the District.
## Partners and their Roles

<table>
<thead>
<tr>
<th>The District</th>
<th>HFHVV</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Negotiate water rights</td>
<td>• Facilitate upzoning process</td>
</tr>
<tr>
<td>• Submit final plat</td>
<td>• Complete infrastructure &amp; home construction</td>
</tr>
<tr>
<td>• Convey land</td>
<td>• Select families</td>
</tr>
<tr>
<td>• Communicate selection cycle to District employees</td>
<td></td>
</tr>
</tbody>
</table>

Let's make the cost of home something we all can afford.
Outcomes and Lessons Learned

• Donation of land to Habitat!

• Six additional ECSD Families housed to date.

• Phase 1 of Grace Avenue going vertical - six homes (3 duplexes)

• Framework for future partnerships
Part of the Solution: Habitat for Humanity

- Affordable homeownership for families earning 35%-80% AMI
- 3,103 Families (12,412 individuals) served
- New construction and rehabs
- Access to credit, self-sufficiency and first-time homebuyer support

Let's make the cost of home something we all can afford.
What You Can Do

• Have courage - to stand up for a project, to follow the code, rules and regs

• Have a bias for action – get to yes or get to no quickly, within the code

• Evaluate your community tool kit

• Cultivate a YIMBY mindset

• Seek out partnerships