

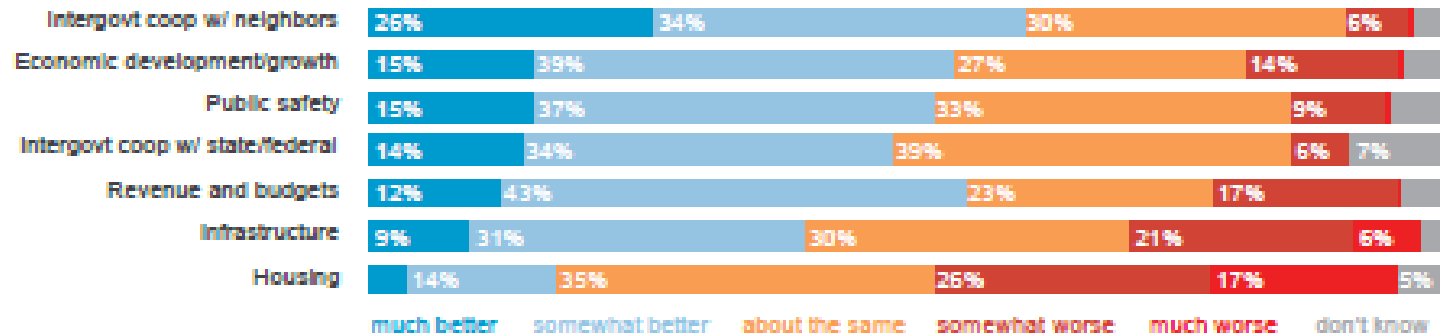


every home is a building block.



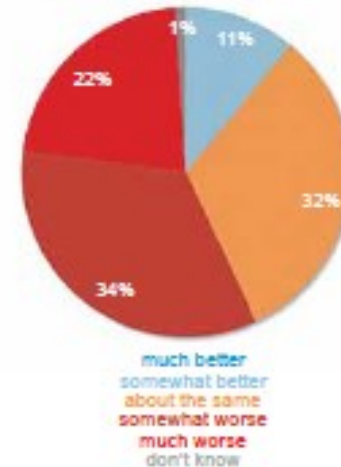
Consensus on a Problem Statewide

How Have these Areas Changed in the Past 10 Years?



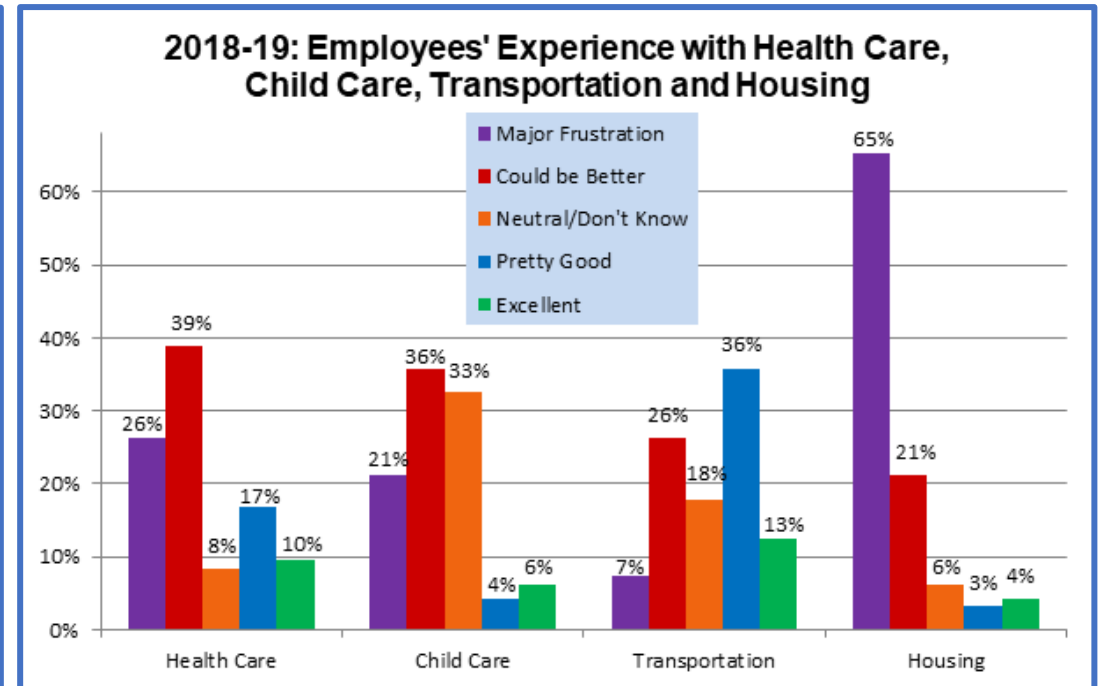
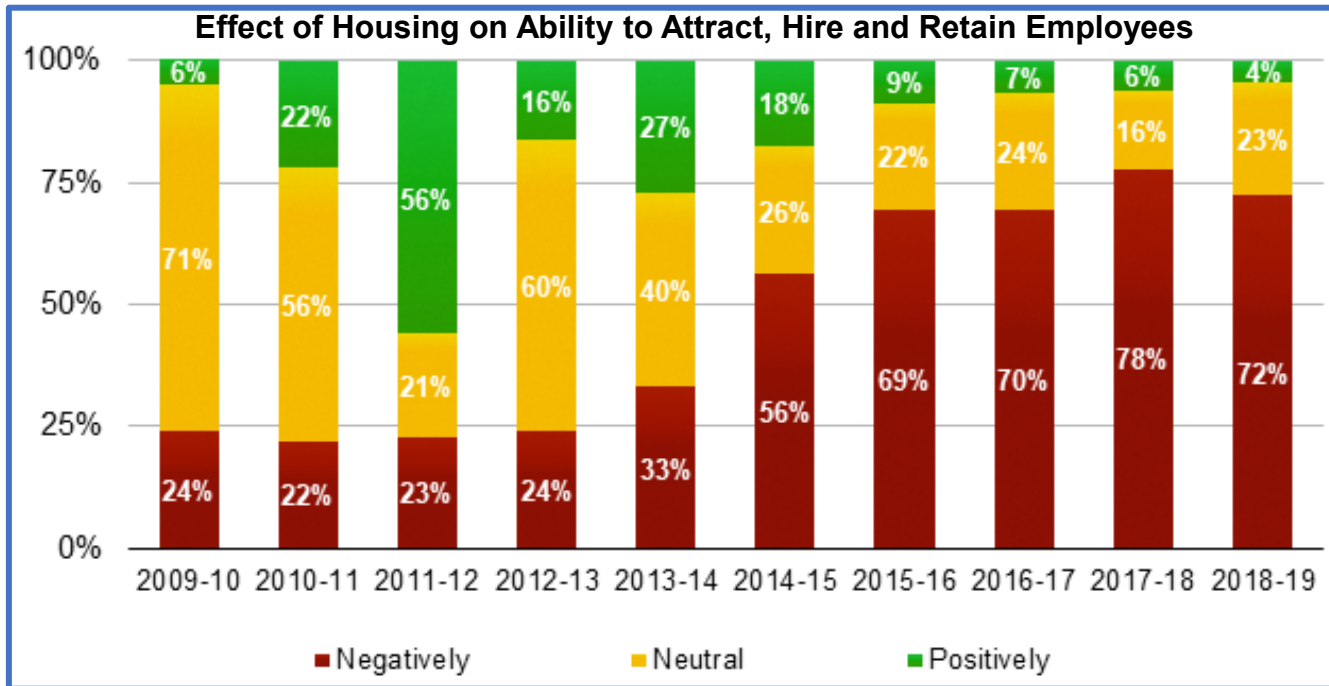
CML 2019 State of our Cities and Towns Report

How Has Affordable Housing Changed in the Past 10 Years?



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

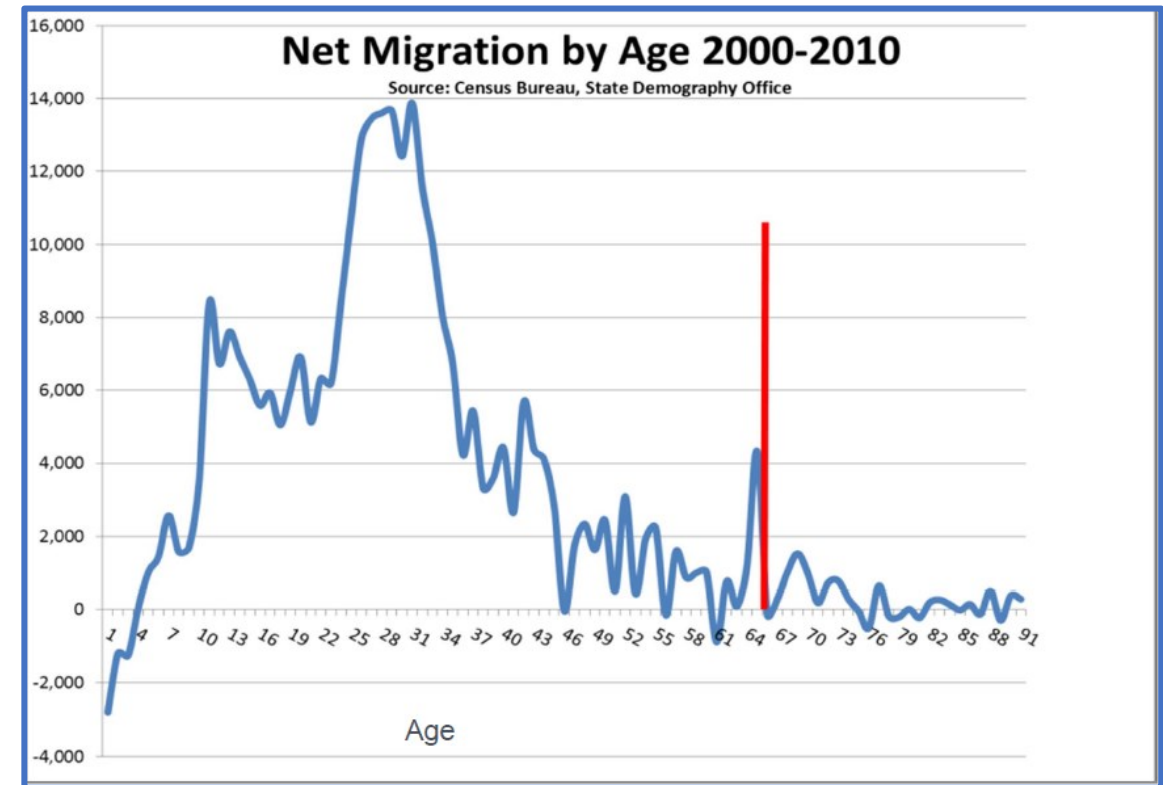
Consensus on a Problem Eagle County



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

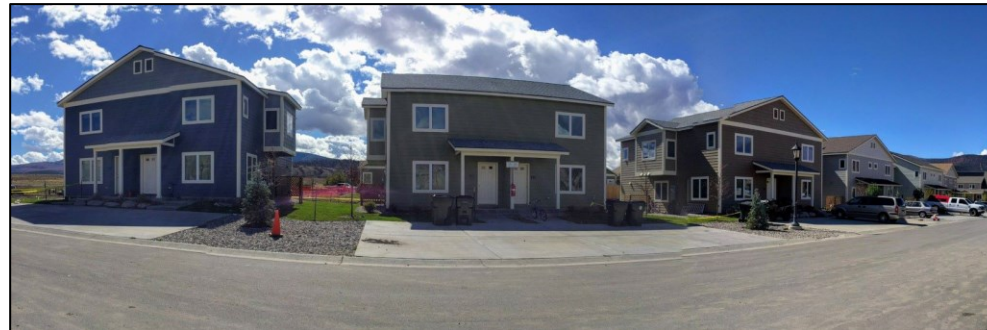
Workforce Housing is Community Infrastructure

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



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



Creative Community Partnership:

Habitat for Humanity Vail Valley & Eagle County Schools

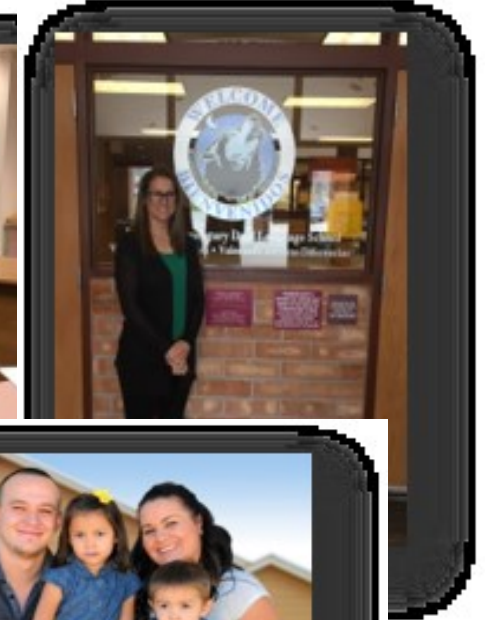
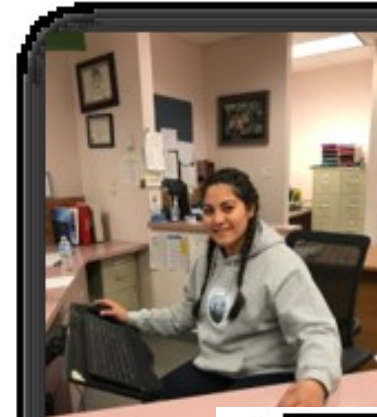
- Habitat's need for affordable land
- District's need for housing as an employee retention tool
- 20% of existing homeowners at the time employed by ECSD
- District had land with residential zoning
- Values alignment – **Community**



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

The District

- Negotiate water rights
- Submit final plat
- Convey land
- Communicate selection cycle to District employees

HFHVV

- Facilitate upzoning process
- Complete infrastructure & home construction
- Select families

Outcomes and Lessons Learned

- Donation of land to Habitat!
- Six additional ECSD Families housed to date.
- Partnership growing between school district, Habitat for Humanity
- Phase 1 of Grace Avenue going vertical - six homes (3 duplexes)
- Framework for future partnerships



CHRIS DILLMANN | CDILLMANN@VAILDAILY.COM

Battle Mountain High School students staff and family welcome custodian Manuel Panuco Moreno, a special announcement in the school's gym Thursday. Unbeknownst to him, Moreno and his family were named a partner family with Habitat for Humanity Vail Valley.

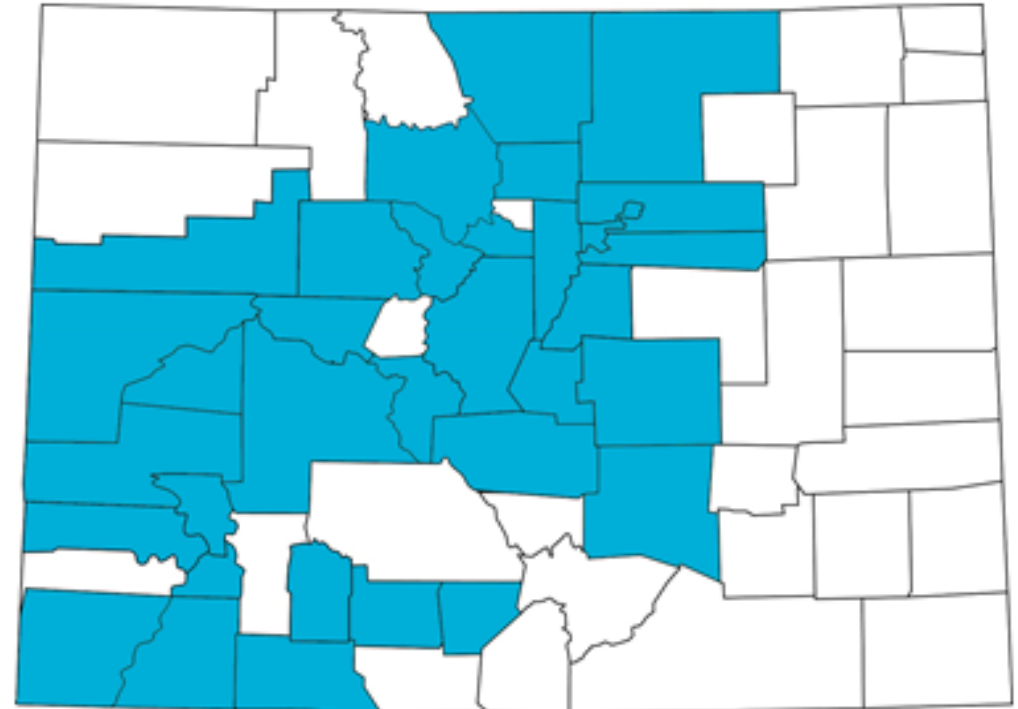
Partnership growing between school district, Habitat for Humanity



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

Location of Habitat for Humanity affiliates



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



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