



March 7, 2022

Dear City Council Members,

Thank you for your continued support of local affordable housing.

Steamboat Springs City Council and Yampa Valley Housing Authority have a complementary partnership regarding local housing. YVHA's community wide success building new homes is dependent upon your policies protecting and preserving existing housing.

We are conducting a housing needs study in conjunction with Brown Ranch and the data is confirming the importance of local policy firmly preserving local housing:

- Between 2014 and 2019 YVHA built 120 new long term rental apartments. However, the total community netted a loss of long-term rentals during that period. Simply put, even with the development of new apartments there were less long-term opportunities for members of our community to rent over time.
- Today, there is a need for 1,400 units to house local, full-time Steamboat workers
- By 2030, without attention to the housing crisis, there will be a need for 600 more local housing units to serve Steamboat area workers.
- Supply is shifting to vacation rental properties.

In addition, Routt County data reflects:

- From 2010 to 2020 Routt County's population increased by 1,320 people (per US Census).
- From 2010 to 2020 Routt County issued combined building permits for single family dwellings, duplexes and multi-family units totaling about 1,527 units (per RCRBD reports).
- By assigning a standard value of 2.3 persons per unit, Routt County constructed enough dwelling units to accommodate approximately 3,512 people.
- This data reflects excess housing construction for approximately 2,192 local residents. However, during the same time, our local housing shortage increased.
- *Note: This data does not include any lodging construction or construction in Hayden due to their separate reporting.*



Brown Ranch is an exciting new community wide opportunity; however, it cannot compete with the continued loss of local housing. We encourage City Council to enact meaningful policies to protect and preserve local housing by limiting and reducing the number of short-term rentals. These policies include zone overlays, a cap and trade policy similar to the wood burning permitting, and strong enforcement.

In addition, we encourage City Council to explore tax equity possibilities for short term rentals. Preserving current housing through ordinances combined with creating additional meaningful revenue to support additional housing is a powerful and impactful combination.

YVHA will continue to bring new housing supply to our community. Partnered with the City of Steamboat Springs protecting current housing inventory, our community can – and will – turn our housing crisis into a community wide housing opportunity.

Thank you for your consideration.

A handwritten signature in blue ink that reads 'Jason K. Peasley'. The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason K. Peasley  
Executive Director, YVHA