

2009 Comprehensive Plan Update

1/7/10 Theme 4 - Vision Comments

- 65% (or a similar number) is an important goal
- Making housing affordable should include a discussion of the conversion of monetary costs into lifestyle costs
- The last SPET vote is indicative of public sentiment

Location

- The “growth” everyone is worried about is actually traffic growth which is exacerbated by commuters
- If the reality is that workers can’t afford the existing lots and units where are we going to put them?
- We need to acknowledge that the County won’t accept increased density for affordable housing and the Town won’t accept increased mitigation rates and try and find a solution we can accept

Current Program

- Land banking has proven to be a bad strategy
- We have commercial mitigation based on seasonal employment yet TCHA and JHCHT build ownership product
- Is our current housing program working?

Funding

- We need to look at who is paying the subsidies for housing
- Investigate a permanent funding source for the provision of affordable housing
- Permanent funding is unrealistic - SPET, RETT, and lodging tax are all nonstarters at this point

Requirements

- What are the unintended consequences on our land use goals of housing requirements?
- Requirements increase the gap between haves and have-nots because cost gets passed on
- Worried about requirements on commercial development leading to “indentured servitude”
- If we rely on development requirements and there is no development there will be no housing
- We need off site options for development requirements
- Development requirements are a good funding source
- Development requirements are working
- Is requiring commercial development to house their employees on-site reasonable?

Socioeconomics

- Don’t want an economically polarized community
- Distribute affordable housing throughout community intermingled with market units (community first, resort second)
- The node idea creates the opportunity for affordable housing mixed with market housing
- The middle class are valuable members of the community and need to be able to afford housing
- Diversify subsidized product above Cat I, II, II
- Without locals to support local business our economy becomes more reliant on the resort industry and transient seasonal workers, and we lose community first resort second

Needed Tools

- Employees not associated with buildings need to be considered

- We need incentives for the conversion of nonresidential into rental
- We need to look at the different types of deed restrictions
- Need to look at shared equity loans as the solution
- Need to focus on purchasing homes through the funding sources we have
- Maybe we should look at using the fee-in-lieu to fund START to victor and alpine
- Allow workforce housing bonuses in Town that have clear public benefit in the life of this Plan
- Condominiumization is a crucial topic in the discussion of maintenance of workforce housing
- Need to see a projection of the effect of conversion of nonresidential potential to residential
- Creation of rental housing is important

Temporal

- Current economic reality is not relevant to life of Plan, development pressure will come back
- We don't need to think about a buildout timeframe
- We need to concentrate on the tools we are going to use to effect change in the life of this Plan, not focus on buildout