

Potential Project/Policy	Zoning/Policy/Project	Description	Target Group
ADU changes	Zoning	Amend ADU regs to consider reductions in setbacks/building height, etc.	All categories
RVs as temporary, emergency housing	Policy	Allow RVs to be parked, off street, in residential neighborhoods. Could include camping (tents). Would be seasonal April-November. TZO?	
Simplify Deed Restrictions	Policy	Prepare user guides to deed restricted housing. Develop a Deed Restriction requiring local occupancy of units	All categories
Use some ARPA funds for Walnut Lane	Policy/Project	Due to a rise in material costs and lack of workers, Walnut Lane has become more expensive than the original proformas	All categories
Code amendments to allow tiny homes and a tiny home village	Zoning	Allow tiny homes, camp park homes, etc in some Zoning Districts	All categories
Amend the PAD and allow it in the R-2 Zone	Zoning	The PAD has not been used, other than for Walnut Lane. Need to clarify language and consider changing parking requirements. Make the PAD a permitted Use	Seasonal, low income qualifying for income deed restriction

R-3 Density	Zoning	At this time, R-3 allows over 20 units/acre without any requirements for affordability. Discuss changes to the base density and incentives for employee housing	Missing Middle, Year-round residents
Short term employee RV park in C-4.	Policy	Allow an owner of a commercial parcel to use their property for employee housing. Either permanently, or as a short term measure until more units are constructed. Consider allowing these parks to convert to overnight RV parks in the future, or not	Seasonal, low income, Temporary
Revise PUD			
Allow Bunkhouses/Dormitories in some zones	Zoning	These types of uses are not explicitly allowed in the current code.	Seasonal, low income
Amend parking requirements for Employee housing	Zoning	Parking can be a limiting factor in development of employee housing	All categories
Enforce illegal nightly rentals in residential zones	Policy	There are likely many nightly rentals happening now that are not licensed or allowed in the residential zones. Some are "grandfathered" as Established OAs, but many are not	Year-round full time employees
Purchase of homes and rent out bedrooms to employees	Project		Temporary Housing, Seasonal Housing, Homeless

Provide Transportation to/from employee housing area to the commercial downtown area	Project	Transportation in the form of shuttles or carpools so that out of town employees don't have to have cars to get to work.	Low-Income year-round employees, Seasonal employees
Housing Stipend for new City Employees			
Evaluate vacant properties and consider changes in zoning to allow employee housing.	Zoning	Could be an overlay or a form of PUD	All categories
Consider a housing mitigation/replacement program	Policy leading to Zoning	When someone comes in with a new project that displaces existing employee housing, they could have to pay a fee into the City's housing fund, or replace the affordable units on-site or off-site	Low-Income year-round employees
Possible acquisition of property and doing a public/private employee housing project	Policy/Project	There are some larger parcels that may be a great location for Employee Housing, but is not affordable in today's market	All Categories
Vail In-deed type of program	Policy	This would allow homeowners to voluntarily restrict their property for locals only	Year-round full time employees
Legalize illegal duplexes		Check illegal duplexes (done with no permits). Would need to bring them up to building code to allow.	Lower Income, Full-time employees that don't qualify for Income Deed Restrictions
Use some ARPA funds to establish a financial assistance program.	Policy	Some projects may need some financial help to be feasible. Could work with Social Service agencies.	Homeless/Seasonal/low income



Pros	Cons/Impediments	Timeframe	Council Direction	Priority
Low hanging fruit - this is already in the process and can be accomplished fairly easily	Reduced setback and building height changes may be objectionable to neighbors	6 months	Move Forward with this through the Planning Commission process.	1 -Highest
Could be a stop gap for our current crisis situation. Could be done quickly.	Not a long term solution. Building and health code issues	ASAP	Move forward cautiously. Allow in Commercially Zoned areas. Maybe some limited support for 1 RV per residential lot with Ouray regs. Not a long term solution. May consider as a stop gap measure	1 -Highest
Takes the mystery out of deed restrictions. Allows another option for a local residency requirement that may be not as objectionable to developers	Will take staff time		This should probably be done whether or not any other policy or zoning changes occur.	1 -Highest
Helps to make the project more feasible and may speed the development of it.	There are projects that qualify for ARPA funding that may be a higher priority	1-year	Open Question. Will know better when we get more clarity on ARPA eligible projects	1 -Highest
There are more and more manufacturers that are building tiny homes and tiny home villages. Affordable	Building Code Compliance, Management	6 months for code changes, unknown for actual projects	General Support. Will take time.	2 - High
Allows consideration of higher density in the R-2, income deed restricted	Neighborhood Objection. Reduction in Parking may be objectionable.	6 months	Go ahead and amend. May want to discuss PAD in R-2. May want to support duplexes and triplexes in the R-2. Same density, different configuration	2 - High

Will help to provide employee units. Takes some pressure off of the R-3 Zoned properties that are being reused for luxury second homes. May help with rising property values based on current zoning	Density is always controversial. Some property owner may see this as a "downzone."	8 months for code change.	General agreement. This will take some time but is a high priority.	2 - High
Could be a stop gap for our current crisis situation. Would not have to be a permanent Code Change. Provides a short term solution.	Building Code/Health Department Issues	3 months	Follow-up with Land Owners. May be a possibility for C-4 and RC properties	2 - High
				2 - High
May help outdoor activity businesses or large employers to house Seasonal employees. Facilitates shuttle service	Would need to address Building Code concerns. May be inconsistent with our existing neighborhoods	6 months	Generally supportive. Bunkhouses are already allowed. Address dormitories in Commercial Zones, or R-4.	3 - Medium
May make some projects more feasible.	Not enough parking creating neighborhood impact	8 months	Look at parking for the PAD	3 - Medium
Allow more of our older housing stock to be used as permanent residences or long term rentals	The City cannot use nightly rental housing websites (Air BnB, VRBO, Vacasa) to check for violations. Time consuming for enforcement staff. Objectionable to those who currently operate illegal OAs		This is an issue to address, but at a later time	3 - Medium
Allows the City to recruit employees. They could stay until they find a more permanent residence	The City lacks funding for purchase of housing. Management may be a burden	2-years+	Good idea, but lack funds	3 - Medium

Reduces traffic, helps to eliminate the need for a car	Costs may be high and may not be feasible based on ridership	1-year	Work with UDOT on the pilot shuttle	3 - Medium
				3 - Medium
Control over where the employee housing goes	Zoning map amendments can be difficult. Won't see results for several years	8 months for code change. Over 2 years for a real project	The City is not in the position to purchase additional property at this time.	4 - Low
May reduce loss of current affordable housing with second homes	Would need legal input and likely an update of the BAE Studies based on today's conditions. May seem burdensome to developers	1-year	Not a high priority	4 - Low
May be necessary for a project to be economically feasible	The City does not currently have funding or staff to contribute to this option	2-years+	Do not move forward at this time. No funding.	4 - Low
Could guarantee that locals continue to live in a home	The city does not have funding to offer compensation for the deed restriction, as is done in Vail.	2-years plus	Could develop a deed-restriction, but there is no funding to buy the deed restriction	4 - Low
Existing source of housing that could become legal.	Do we want to legalize bad behavior?		Not a top priority. Difficulty to administer	4 - Low
Helps to make the project more feasible and may speed the development of it.	There are other projects that qualify for ARPA funding that are a higher priority. Could be complicated to develop and administer the program	1-3 years	Open Question. Will know better when we get more clarity on ARPA eligible projects	5 - Lowest

