

Affordable Housing Town of Telluride

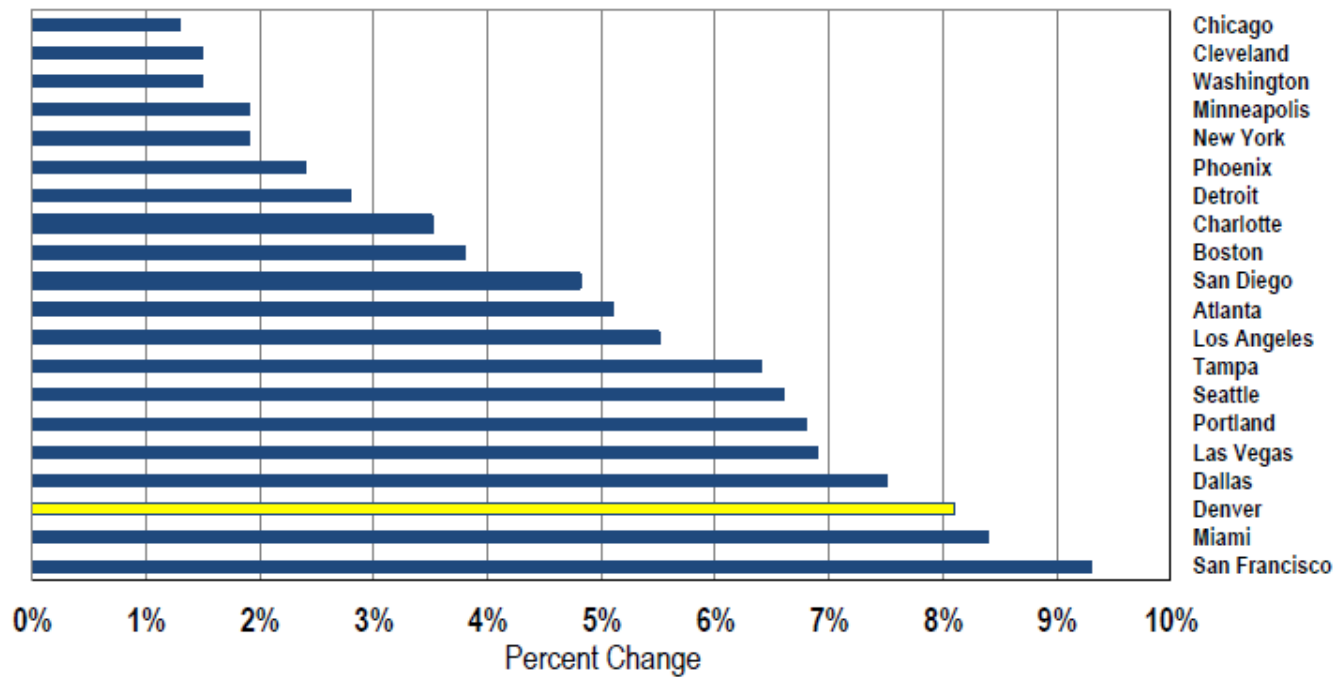
Greg Clifton

Lance McDonald

General Trends

S&P/Case-Shiller Home Price Indices

1-year Home Price Change, December 2014



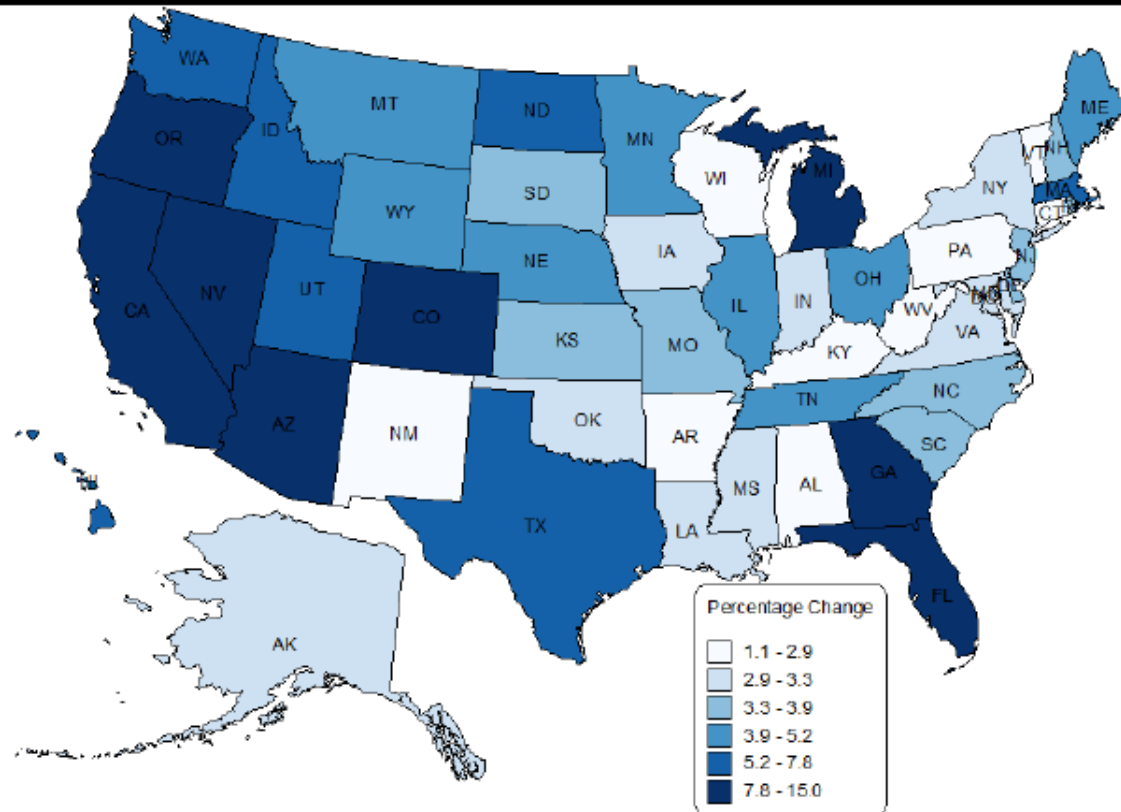
Source: Standard & Poor's, Not Seasonally Adjusted.

Business Research Division • Leeds School of Business • University of Colorado



General Trends

National FHFA Home Price Growth Year over Year Q3 2014



Source: Federal Housing Finance Agency Home Price Index, All Transactions Index.

General Trends

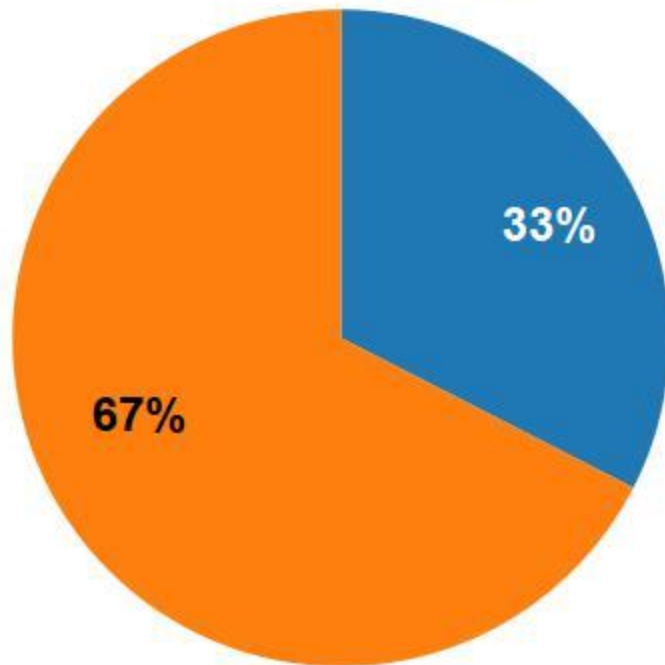
- Region's commitment to housing began in early 80's, significant unit production beginning in 1990's
- Approx. 32% of County population reside in deed restricted housing
- Approx. 47% of the Telluride Region's population reside in deed restricted housing

Deed Restricted Units

Regional Unit Tenure, 2014

Unit Tenure

- Owner occupied
- Rental

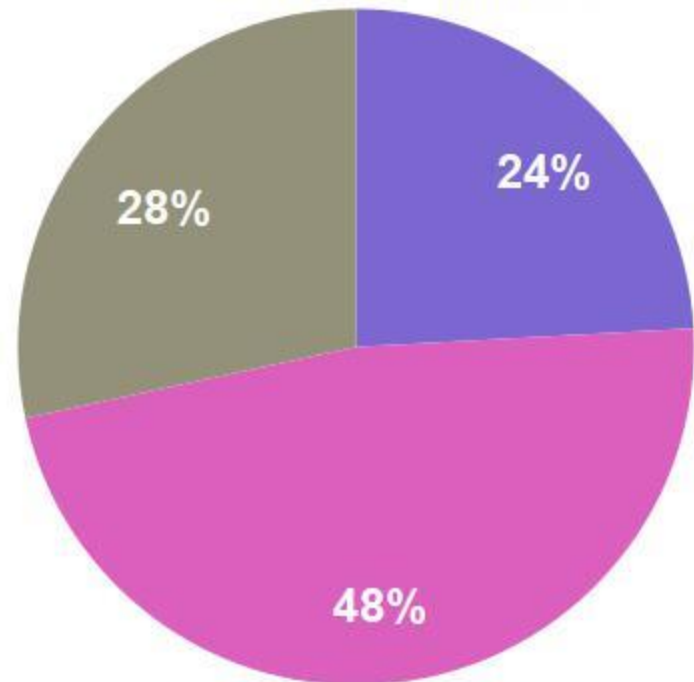


Total Number of Units: 1132

Total Number of Units by Location

Location

- San Miguel County
- Town of Mountain Village
- Town of Telluride



Total Number of Units: 1132

Deed Restricted Units

Unit Tenure by Location, 2014

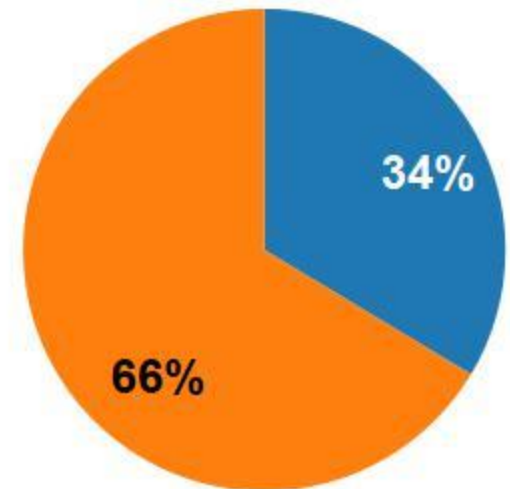
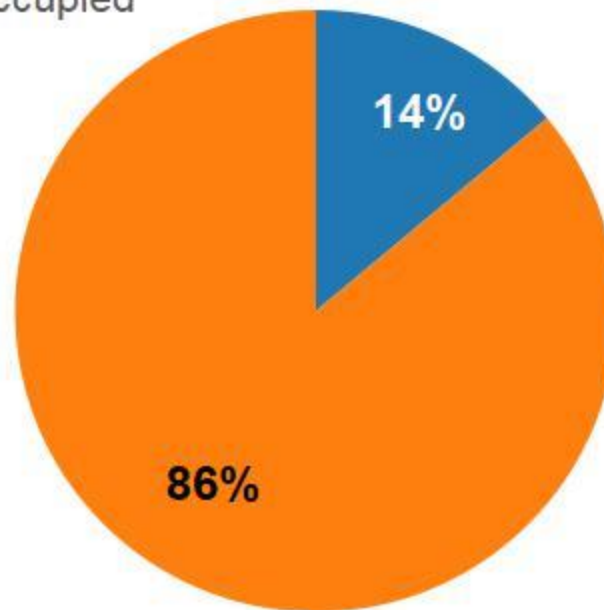
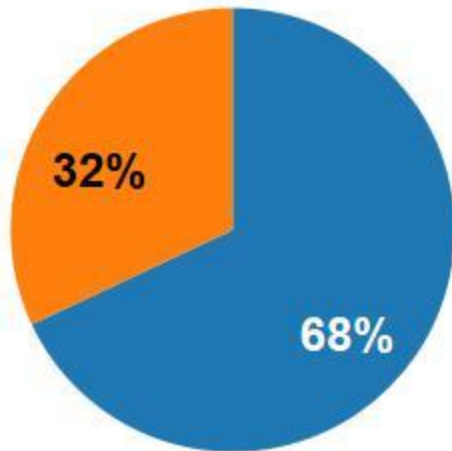
San Miguel County

Town of Mountain Village

Town of Telluride

Unit Tenure

- Owner occupied
- Rental



Deed Restricted Units

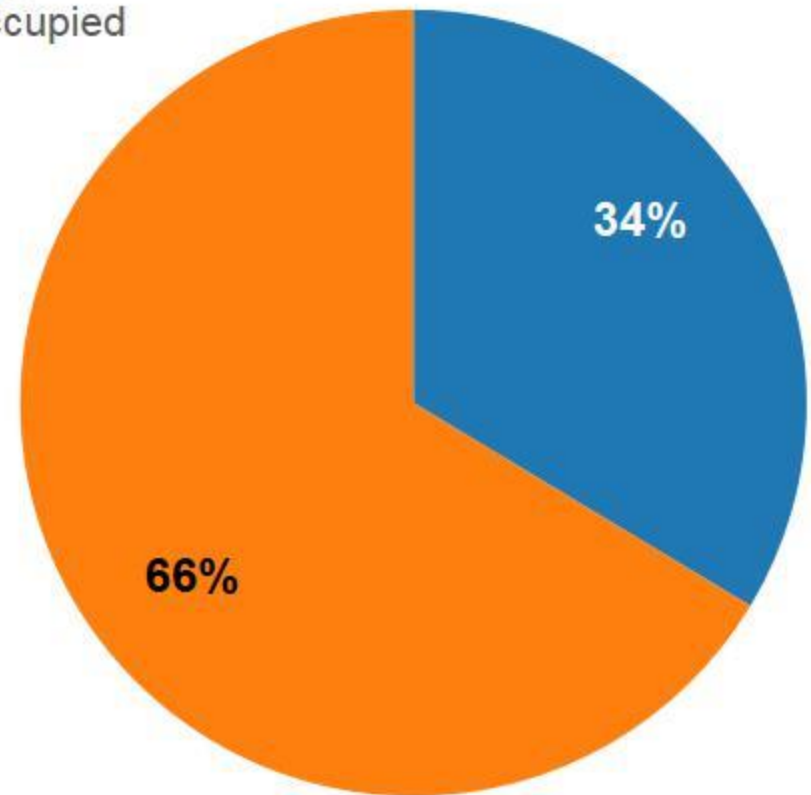
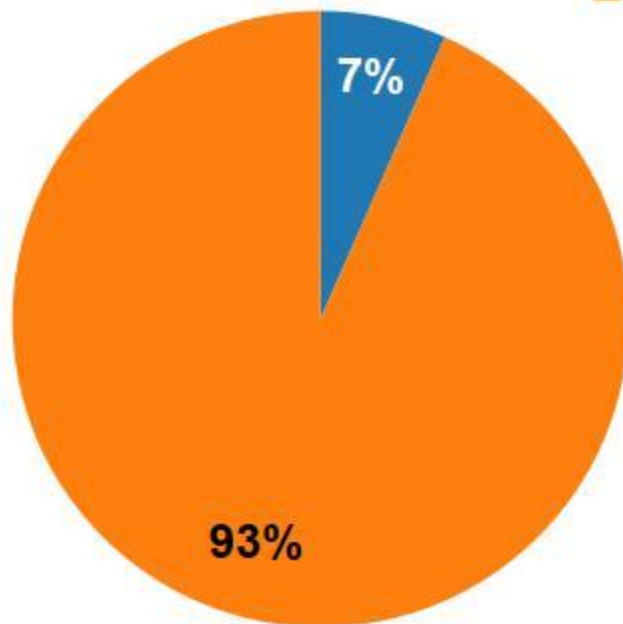
Units by Tenure - Town of Telluride

2000

2014

Unit Tenure

- Owner occupied
- Rental



Ways of Achieving Housing

- Upzone/Incentives: Mountain Village PUD / Lawson Hill / Town PUDs
- Mitigation on New Development

Ways of Achieving Housing

■ Build:

- Shandoka Phases 1-3 (1989-1992)
- Wilkin Court (2001)
- Family Housing (2003)
- Shandoka Phase 4 (2004)
- Mendota (2005)
- Entrada (2009, 2011)
- Gold Run (2011)(Partnered w SMC)
- Whitehouse (2011) [sold 2014]

■ Public/Private Partnerships:

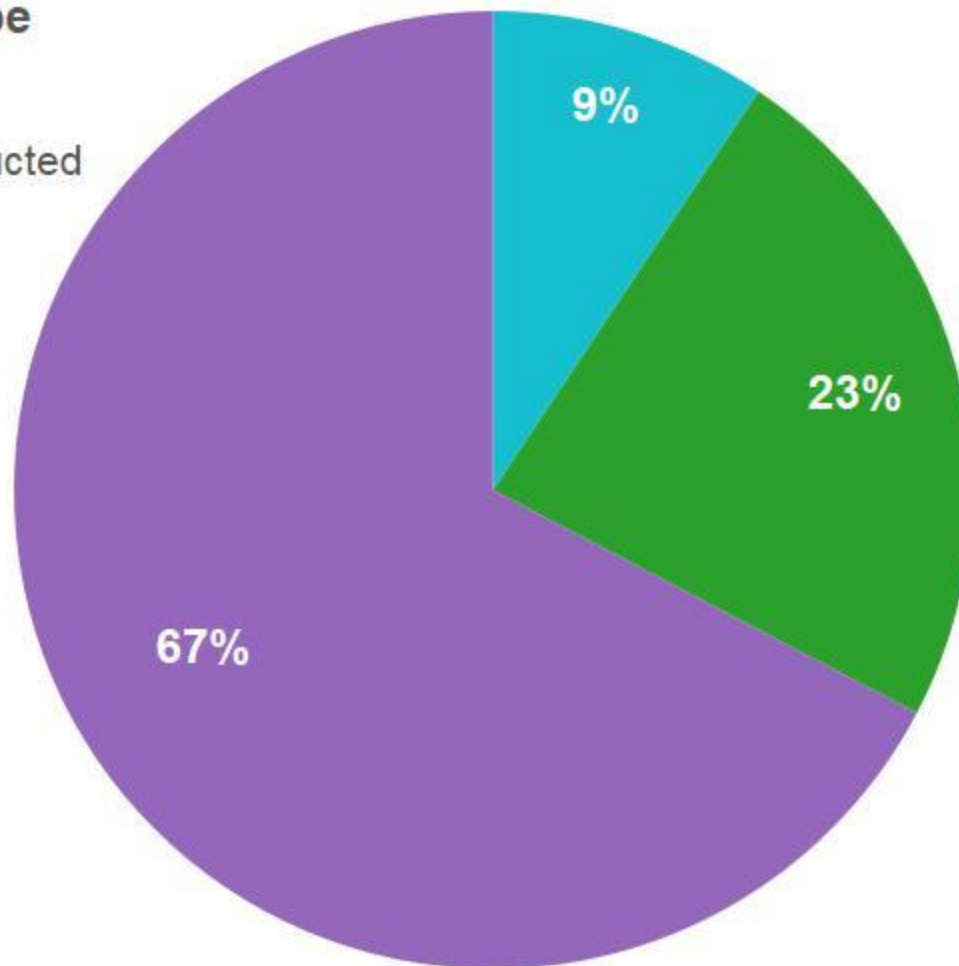
- Whitehouse / Entrada

Ways of Achieving Housing

Telluride Housing Unit Construction Type, 2014

Construction Type

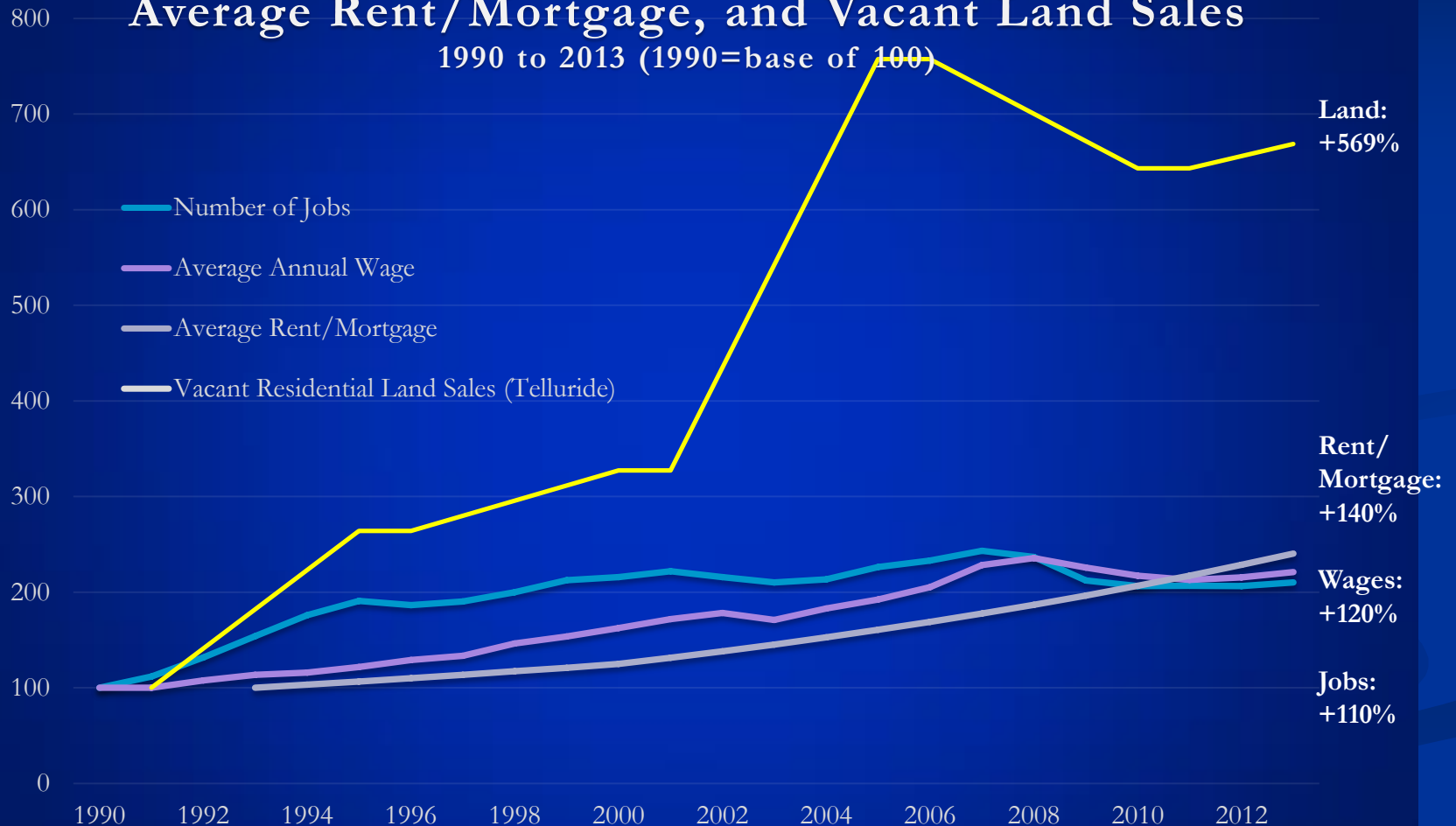
- Incentives/PUD
- Mitigation
- Town/THA constructed



Local Statistics

San Miguel County Jobs, Annual Weekly Wage, Average Rent/Mortgage, and Vacant Land Sales

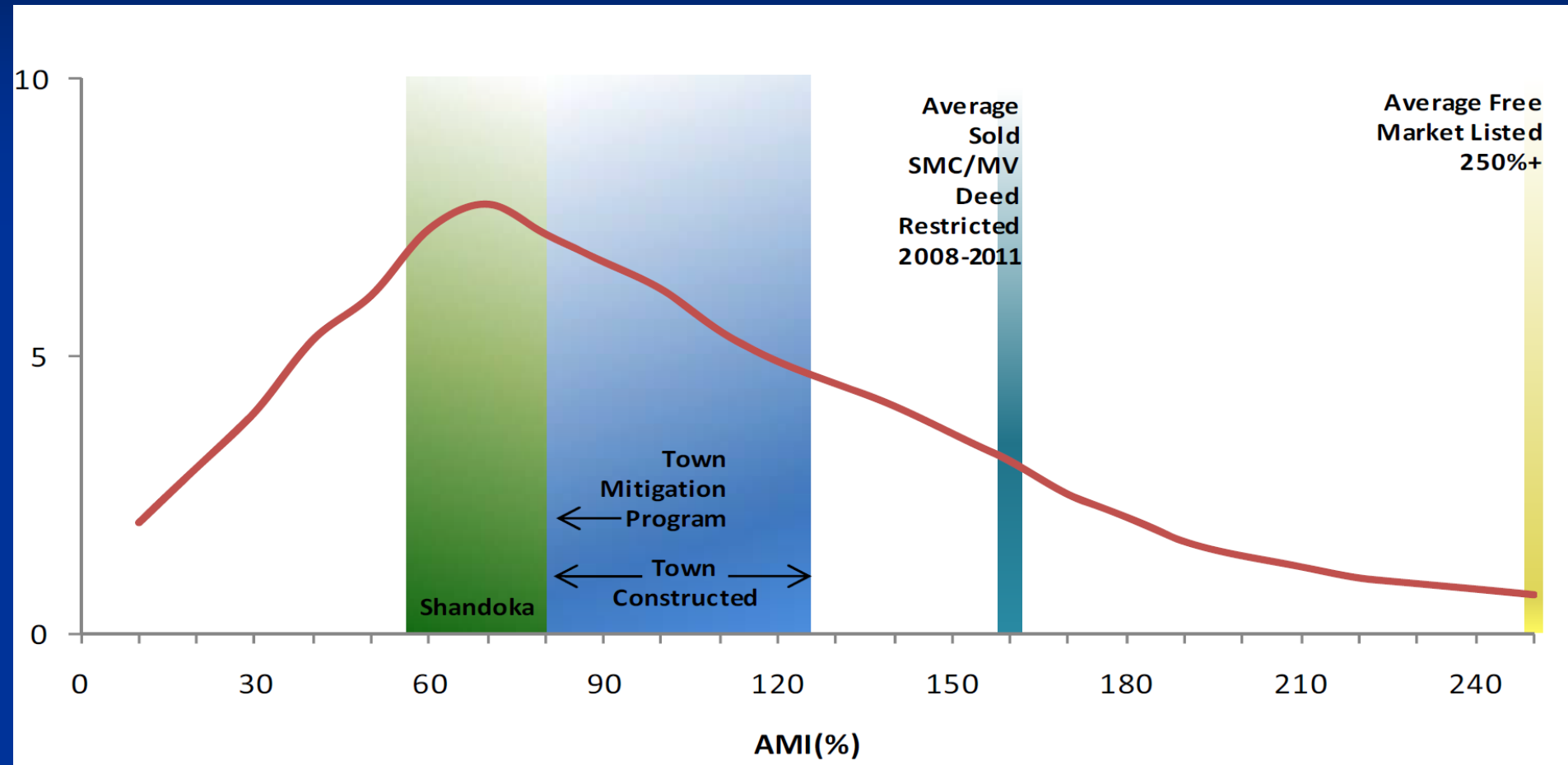
1990 to 2013 (1990=base of 100)



Town Program

- 31% of all dwelling units constructed in Telluride from 2000 to present were deed restricted
- Price & rent capped with affordability targeted at 70-125%AMI
- Deed Restrictions Survive Foreclosure [1 DR lost]
- Requirement for Conforming Loans
- Limitations on Income/Assets for Purchasers

Town Program



Future Demand

- Telluride uses a goal of housing 60-70% of the Region's employees within the Telluride Region
- Approximate **Net** housing need forecasted to be 400/878 new units regionally to meet 60/70% goal. Telluride's would share would be 60 percent of the total.

Forecast for modeling purposes uses following categories/assumptions.

- Jobs increase at 2.1%/year
- Vacant sites reserved or required to be used for deed restricted housing will be developed
- Mitigation/incentives programs continue at current rates
- Some free market units would be occupied by some local households
- Units required to address existing shortfall (present condition is below the 60/70% goal)
- Reduction in the supply of free market housing in Telluride due to “gentrification” (16-20 units/yr. tapering to 8-15 units/yr. as supply becomes limited)

Town Owned Land



Conclusion

- Town continues to target the middle AMI
- Build approx. 15 units a year
- Continue evaluate rental/own mix
- Land Bank
- New national trends towards rental
- Potential goal of 40% all new dwelling units constructed in Telluride will be deed restricted
- Whose responsibility to build housing?