

RESOLUTION NO. 2021 -__

**BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF SUMMIT
STATE OF COLORADO**

**A RESOLUTION PROCLAIMING A WORKFORCE HOUSING CRISIS IN SUMMIT COUNTY,
COLORADO**

WHEREAS, it is essential to our local economy and sense of community that our workers and their families live in Summit County, for without these workers our local businesses could not survive, much less thrive; and

WHEREAS, the dislocation of workers from Summit County creates stress on our workers, local businesses, and the environment due to the long commutes over mountainous terrain; and

WHEREAS, we must increase the number of affordable workforce housing units in Summit County so that our medical workers, teachers, firefighters, law enforcement officers, service workers, and other critical members of our workforce can afford to live in the same community as they serve; and

WHEREAS, mountain and resort communities such as ours face unique challenges regarding our housing inventory such as a supply that is constrained by land shortages, labor shortages, high construction costs, the second homeowner market, and the increasing popularity of short-term rentals in residential units of all types; and

WHEREAS, over the course of the last several years before the onset of the COVID-19 pandemic, housing for our local workforce had become increasingly out of reach such that it was very difficult for workers and their families to stay in Summit County; and

WHEREAS, in the aftermath of the COVID-19 pandemic, we are seeing business and societal shifts brought on from remote working options that allow many second home owners to move to Summit County on a full time basis and allow high-income remote workers to purchase homes and relocate to Summit County, which has also exacerbated the housing shortage; and

WHEREAS, according to the Summit Combined Housing Authority's 2020 Summit County Housing Needs Update as well as other available information, by the year 2023 Summit County's housing supply is expected to be 2,000 units short of the housing needed to meet the demands of the local workforce; and

WHEREAS, although the impacts of the COVID-19 pandemic have been wide-spread, the economic and housing impact of the pandemic has fallen most severely on lower income households and people of color, who are already more challenged than the general population to find adequate housing; and

WHEREAS, the federal government recognized the disproportionate impact of COVID-19 on housing needs of vulnerable populations, households, and geographic areas and enacted the "American Rescue Plan Act of 2021" to provide support to state, local, and tribal governments in addressing housing issues; and

WHEREAS, many local businesses and public entities are struggling to attract and retain employees and the lack of affordable housing is a major contributor to this workforce shortage with the result that local businesses are closing or reducing their hours of operation; and

WHEREAS, in recent years Summit County and the municipalities, working separately or in collaboration through various local housing authorities or other entities and instrumentalities, have acquired, constructed, or facilitated the construction of 2,079 units of deed-restricted workforce housing within Summit County; and

WHEREAS, despite the commendable efforts of the municipalities, Housing Authorities, and Summit County Government generally to acquire and construct workforce housing units as well as purchase lands that will support workforce housing communities, the Board of County Commissioners recognizes the need for additional, immediate action to achieve the above-referenced goals and preserve our local economy, community character, and cultural landscape; and

WHEREAS, the Board of County Commissioners acknowledges that a solution to the affordable workforce housing shortage will require a multi-pronged approach, including the construction and acquisition of new workforce housing units, the modification of existing regulations, and creation of new incentive programs – all of which will require substantial additional funding from not just local resources but also state and federal sources.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF SUMMIT, STATE OF COLORADO THAT:

1. A workforce housing crisis exists in Summit County that warrants immediate action by local, state, and federal authorities. Inaction will result in irreversible changes to the fabric of the community and limit the ability of the community to serve visitors and residents alike.
2. Governments, businesses, and other employers in Summit County must thoroughly explore and implement all viable strategies to mitigate the current workforce housing crisis.
3. The representatives of the citizens and businesses of Summit County implore Governor Polis and the State of Colorado to recognize the nature of the housing emergency in Colorado's High Country and to allocate funding from the American Rescue Plan Act of 2021, or any other available sources, to assist Summit County and the Towns of Blue River, Breckenridge, Dillon, Frisco, Montezuma and Silverthorne in the attainment of affordable workforce housing within unincorporated Summit County and its municipalities.
4. These ongoing efforts to improve affordable workforce housing in Summit County will continue to allow local businesses and public service providers to keep a quality workforce in the County, resulting in a stronger economy and more robust community which will ultimately benefit the State of Colorado as a whole because our exceptional recreational amenities are cherished by the residents of Colorado as well as citizens across our nation who visit Summit County.

ADOPTED THIS 22ND DAY OF JUNE 2021.

**COUNTY OF SUMMIT
STATE OF COLORADO
BY AND THROUGH ITS
BOARD OF COUNTY COMMISSIONERS**

Elisabeth Lawrence, Chair

ATTEST:

Kathleen Neel, Clerk & Recorder