

ATTACHMENT E- LETTER FROM VAIL LOCAL HOUSING AUTHORITY

**Vail Local Housing Authority
75 South Frontage Road West
Vail, CO 81657**

Steve Lindstrom, Chairman
Molly Murphy
Mary McDougall
James Wilkins
Francisco Meza

August 14, 2017

Vail Town Council
75 South Frontage Road West
Vail, CO 81657

Re: Commercial Linkage Employee Generation and Mitigation Rate Recommendation

Dear Mr. Mayor and Council Members,

The Commercial Linkage Employee Generation and Mitigation Rates were last updated in 2008. The purpose for applying these rates is to ensure new commercial development and redevelopment in the town provide for a reasonable and appropriate amount of employee housing to mitigate the impact on employee housing caused by those developments.

According to the Vail Town code 12-2 Definitions the Nexus Study, a report prepared at the request of the town council, updated at least every five (5) years or more often if deemed necessary by the town council, analyzing the current and future employee housing needs resulting from new development and redevelopment in the town. The report was last updated in 2008.

In 2016 the VLHA engaged RRC to study and report current employee generation in the Town of Vail. VLHA agrees with RRC recommendations to increase Eating and Drinking Establishment and Office, decrease Retail Sales and Accommodation as well as create an additional category for Accommodation based on employees per 1,000 square feet of floor space and proposes the following:

- Decrease Accommodation Units rate from 0.7/room to 0.6/ net new units
- Create a multi-level formula for Accommodation Units based on the differing employment and services levels provided by various hotels and lodges
- Increase Eating and Drinking Establishment rate from 6.8 to 10.2/1,000 feet of new net floor area
- Increase Office (finance/banking, legal, medical, professional services) from 3.2 to 3.3 / 1,000 feet of new net floor area

We look forward to further discussion and inclusion in the upcoming policy changes.

Kind Regards,



Steve Lindstrom
Vail Local Housing Authority Chairman