



Memorandum

To: Vail Town Council

From: George Ruther, Housing Director

Date: November 3, 2020

Subject: Town Manager's Report - 2020 Deed-Restricted Employee Housing Compliance Status Report

## I. SUMMARY

The Town of Vail Housing Department is charged with verifying compliance of more than 900 deed-restricted properties in the Town of Vail, annually. As a courtesy, Housing staff sent affidavit forms to deed-restricted property owners on December 13, 2019 reminding each of their obligation to provide documentation demonstrating compliance with the terms of the deed restriction by no later than February 1, 2020.

As of October 26, 2020, all but three of the deed-restricted properties have fulfilled their obligation by providing the required documentation and have demonstrated compliance with the terms of the deed restriction.

The purpose of this memorandum is to provide an update on the 2020 deed restriction annual compliance process and share the next steps of enforcement.

## II. NEXT STEPS

The Housing staff, in collaboration with the Police Department, has prepared evidentiary files in anticipation of writing and issuing summons for failure to comply with the terms of the deed restrictions on the three, remaining deed-restricted property owners. Those property owners include:

- J.R. & Marissa Rulapaugh, 2085 Zermatt Lane, Unit B, Vail Commons
- Jackie Snook, 2373A Lower Traverse Way, Chamonix Vail Townhomes
- Jeffery F. & Earlene Storz, 2084 Zermatt Lane, Unit B, Vail Commons

According to Town records, each of the owners above has failed in previous years to demonstrate compliance with the terms of the recorded deed restriction, within the timeframes established. An estimated 5 to 6 staff hours has been dedicated to these three deed-restricted property owners.

Once the process of writing a summons has begun, the issue of non-compliance shall transition from a compliance matter facilitated by the Housing Department to an enforcement matter addressed by the Police Department.

The Town's Housing Department is currently finalizing a new electronic submittal process for submitting deed restriction compliance forms online. The new process will be effective by February 1, 2021 and in time for 2021 annual verification report period. The intended goal of the new process is to further enhance customer service and increase the response rate of deed restriction compliance forms.