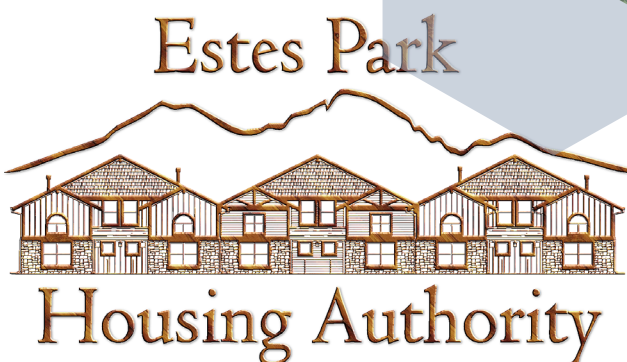


2025 Estes Park Housing Authority Annual Housing Supply Plan



CONTENTS

Introduction	3
Recap of 2024 – Additional inventory and housing options.....	5
FOundations for tomorrow	6
Development and 5-Year Project Portfolio.....	6
Development Pipeline – Capital Projects	7
Funding For Housing.....	10
Housing Programs.....	12
Housing Data	14

INTRODUCTION

Welcome to the second annual housing supply plan! First published in 2024, this year's edition will expand upon the first edition, outlining affordable and workforce housing initiatives currently in the pipeline and those we see coming in the near future.

2024 was pivotal for housing in the Estes Valley, with over 200 workforce-restricted homes introduced to the market. These new additions resulted from both private developer projects and initiatives led by the Estes Park Housing Authority (EPHA). Further details on these contributions to the local housing inventory will be provided later in this report.

The purpose of this report is to establish the framework for the annual spending plan, outlining the housing initiatives expected to be undertaken in the coming year. These initiatives will include new developments, redevelopments, housing programs, and other projects identified in the Estes Park Housing Authority's pipeline or anticipated plans.

The report will also present conceptual plans alongside detailed program initiatives, while maintaining flexibility to adapt strategies as circumstances evolve. Recognizing that real-world conditions may require adjustments, this planning process will be revisited annually, enabling ongoing evaluation, refinement, and progress toward effective housing solutions.

Continuing demand on housing in the estes valley – it's importance to community

In 2023, a new Housing Strategic Plan and Needs Assessment were published, building upon the data from the 2016 assessment. The report can be found [here](#). The 2023 assessment revealed a concerning trend for the Estes Valley, with a significant increase in the older demographic. The population aged 65 or older grew from 25% in 2010 to 31% in 2020, while the population aged 17 or younger decreased from 15% to 11%. Only about 13% of Estes Valley households have children under the age of 18-subtancially lower than the broader region and other communities in Larimer County.

A diverse population is critical to a community's infrastructure, without it, communities run a risk of stagnating. Housing plays a vital role our community's ability to remain vibrant, diverse, inclusive, and most important of all, provides a foundation for our community and visitors to flourish and thrive.

Housing unit growth over the past decade has been the slowest since the 1960s. Since 2010, the number of units built is just 42% of the average constructed per decade in the 1970s, 1980s, 1990s, and 2000s. Meanwhile, housing prices have surged significantly. Between March 2020 and September 2022, the median home sale price rose by 50%, increasing from \$392,000 to \$585,000.

According to the Estes Park Board of Realtors, the median sale price of single-family detached homes in Estes Park reached \$809,000 by the end of 2024, a 0.7% increase from 2023. For attached dwellings (townhomes and condos), the median price rose to \$580,000, reflecting a 7.8% increase from the previous year.

Affordability has also deteriorated in the rental market, where rent increases have outpaced income growth. These challenges are further intensified by high interest rates, despite cooling inflation. The affordability levels seen before the COVID-19 pandemic may never return, placing increasing pressure on housing access across the region.

The 2023 Housing Needs Assessment found that the Estes Valley requires 1,220 additional dwellings to meet current demand, with another 1,500 needed by 2030 to accommodate retiring workers and projected job growth. In response, the Housing Strategic Plan has set a five-year target to develop 300 to 400 new dwellings.

Significant progress was made in 2024, with over 200 workforce housing units added to the local inventory. However, continued efforts are essential to plan for and deliver additional restricted housing to meet the ongoing and future needs of the Estes Valley.

WHERE DO WE GO FROM HERE

The Estes Valley community has called on our valued visitors to support efforts which sustain the vibrancy of our town and preserve our ability to offer a warm welcome. In response, the Town of Estes Park and its residents have entrusted the Estes Park Housing Authority (EPHA) with developing and implementing housing strategies that foster a vibrant, inclusive, and diverse community by ensuring access to affordable housing for all.

The Estes Park Housing Authority looks forward to our community's engagement in the soon-to-begin development code rewrite process. The Estes Park development code is, in its current form, generally more than 20 years old and largely lacks the flexibility required to begin implementation of the Estes Forward Comprehensive Plan published in December of 2022.

Thriving communities are those that recognize the demographics of our communities change with time, they evolve, and they must, to continue to serve current and future generations. A community’s character is found in the way it guides this change. Do we allow change to happen ‘too’ us, or are we willing to lean in and shape the change we want to see? We have the ability to lean into our planning documents, our neighbors, and our shared, yet varied vision of our community’s future to plan for responsible housing development which keeps our community strong, livable, and financially stable while honoring our hospitality focused roots.

FORWARD WE MOVE, TOGETHER, UNIFIED, AND ENERGIZED TO CREATE A NEW HOUSING FUTURE IN THE ESTES VALLEY

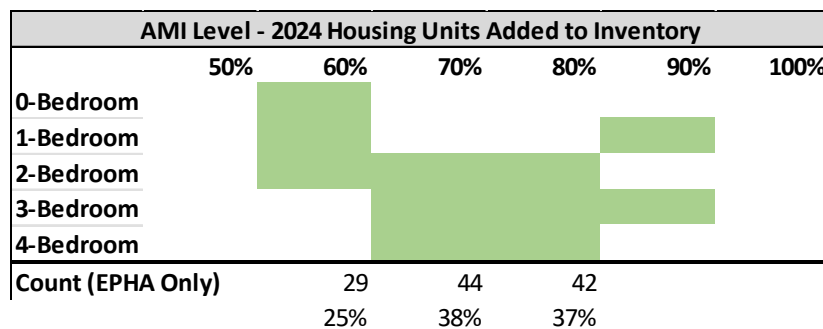
RECAP OF 2024 – ADDITIONAL INVENTORY AND HOUSING OPTIONS

2024: A YEAR OF CHANGE, GROWTH, AND PROGRESS

The Estes Valley saw a significant increase in our workforce restricted inventory in 2024. The Estes Park Housing Authority completed the purchase of Grand Estates, adding 16 homes to our inventory and adding eight additional workforce restricted apartment homes. EPHA also added 20 townhomes with the purchase of Beaver Brook, along with 89 townhomes and apartments primarily dedicated to our local workforce with the acquisition of Fall River Village.

The newly added restricted units span a range of Area Median Income (AMI) levels and mark the first opportunity for EPHA to provide seasonal housing solutions for the community’s vital summer workforce. A key component of EPHA’s housing strategy involves identifying opportunities to redevelop existing properties and acquire well-maintained lodging facilities for conversion to long-term housing from short-term rental operations.

The acquisitions of Beaver Brook and Fall River Village (totaling 109 units) exemplify this approach. Previously operated as townhome-style short-term rentals, primarily during the summer months, both properties were in excellent condition and well-suited for conversion to workforce housing—an incredible opportunity for the Estes Valley community.



FOUNDATIONS FOR TOMORROW

CREATING THE FOUNDATION FOR PROGRESS

In late 2023 and early 2024, EPHA added two critical positions after the passage of 6E and signing of the memorandum of understanding with the Town of Estes Park. These two positions, the Director of Real Estate Development, and the Housing Program Manager, are critical to the success of EPHA in the implementation of housing solutions in the Estes Valley.

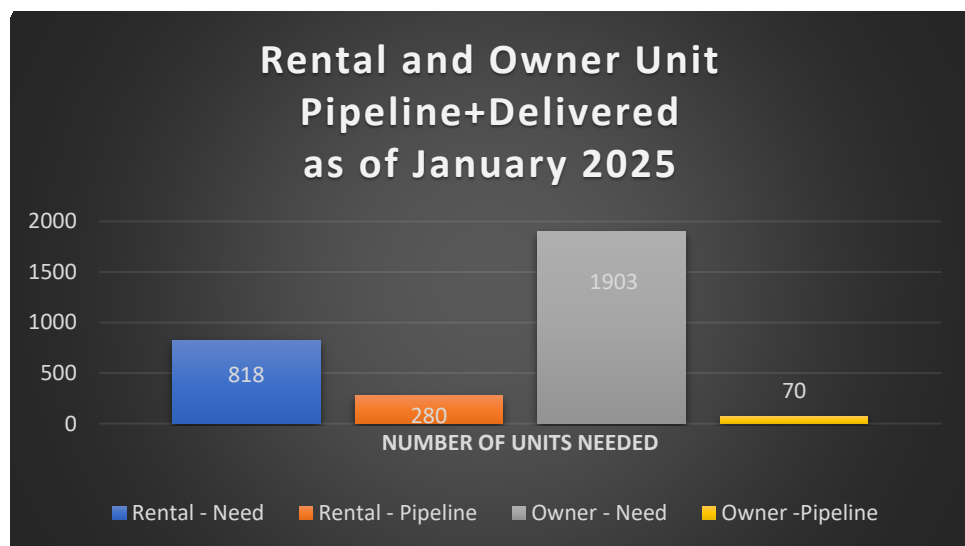
The added organizational capacity realized by the strategic addition of these roles to EPHA allowed EPHA to ramp up quickly and take advantage of opportunities presented in 2024. Without these roles, EPHA would not have been able to execute as we did in 2024.

Moving forward, EPHA has set the foundation for our organization to further evolve with the continual focus on serving the Estes Valley.

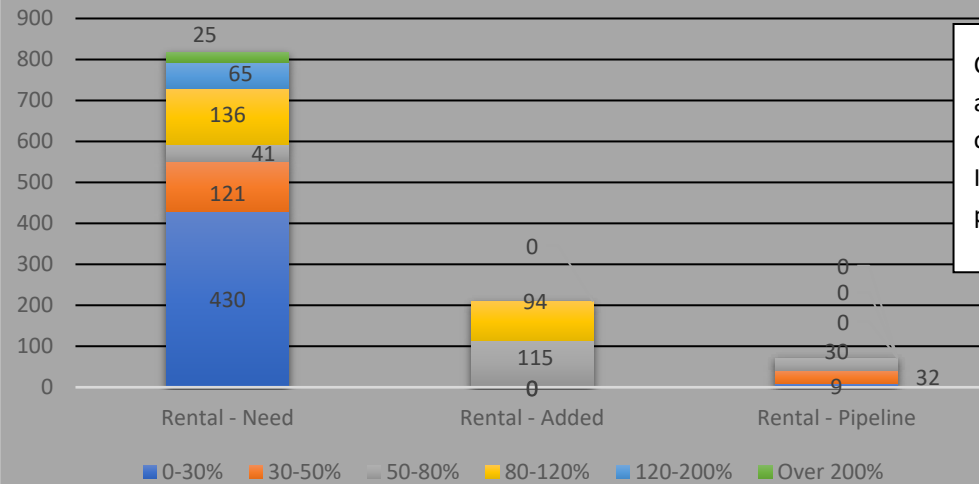
DEVELOPMENT AND 5-YEAR PROJECT PORTFOLIO

The development pipeline in the Estes Valley does not look overly promising heading into 2025. Community opposition to housing solutions, combined with macro-economic trends, will lead to a constrained development environment. Economic and interest rate headwinds will undoubtedly play a significant role in the ability of EPHA or any developer to catalyze new development as the lending environment tightens. Housing has funding momentum, not only locally but with the passage of Colorado State Proposition 123 and 2023 successful opt-in by the Town of Estes Park into Proposition 123, which allowed EPHA to secure a commitment of a \$7 million dollar investment from the Colorado Housing and Finance Authority into Fall River Village. Our community must remain focused on delivering solutions to our housing challenges.

From the 2023 Housing Needs Assessment, this chart compares the stated need in the rental market vs the rental units in the development pipeline, and the same for demand for owned unit's vs development pipeline.



Rental Need vs Added Inventory + Pipeline



Continuing from the 2023 needs assessment, this chart reflects the owner need by Area Median Income bracket vs development pipeline.

DEVELOPMENT PIPELINE – CAPITAL PROJECTS

The Estes Park Housing Authority will typically approach capital projects and the development of new housing with four varying strategies:

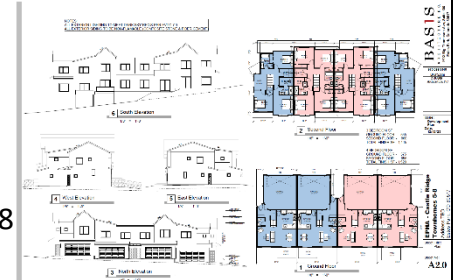
- EPHA as the Developer
 - EPHA will serve as developer.
- Request for Proposals Projects
 - Will include Request for Proposal (RFP) processes.
 - Seek development partner(s) for specific locations, unit type mix, and affordability.
- Non-Profit Developer Projects
 - Partnership developments with organizations such as Habitat for Humanity or Community Land Trusts.
- Opportunity Projects/Partnerships/Public Private
 - Do not include RFP process.
 - Leverage unique situations or partnerships to leverage available land for development or redevelopment.

CURRENT PROJECTS – ACTIVE SITE CONTROL – APPROX. 135 UNITS (ACTIVE PLANNING)

This section will outline anticipated capital development projects that are either in the direct control of the Estes Park Housing Authority or the Town of Estes Park. These projects typically represent the greatest level of site control and ability to develop.

CASTLE RIDGE – OWNERSHIP

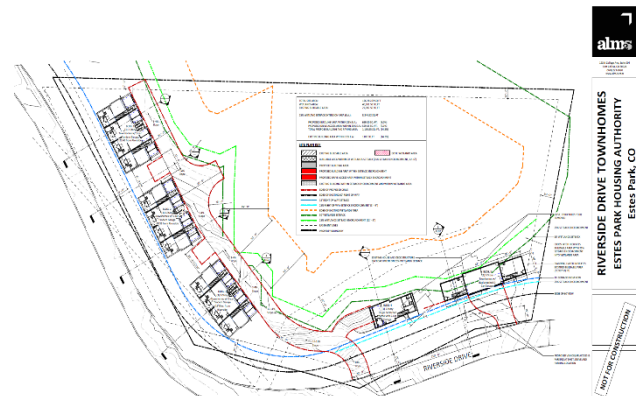
- EPHA-owned project / EPHA as Developer
- RFP General Contractor
- Anticipated 29-31 ownership units <140% AMI – Purchased 2018
- EPHA/Public (6E) Investment in land: approx. \$21,380/unit



EPHA completed predevelopment work on the Castle Ridge site in 2024. After exploring development designs and obtaining rough development cost estimates from three separate contractors, EPHA paused pursuing additional development planning pivoting to another site to form a baseline for construction costs. This pivot was primarily caused by the high estimated total cost of development for the site. While EPHA remains committed to developing the site, we recognize we may need to pivot to another housing solution for the site to ensure financial viability.

RIVERSIDE – OWNERSHIP

- EPHA owned project / EPHA as Developer
- RFP General Contractor
- Anticipated 14-15 ownership units <120% AMI – Purchased 2023
- EPHA/Public (6E) Investment in land: approx. \$88,400/unit



EPHA is in the process of predevelopment work for the site, anticipating up to 15 ownership townhomes. EPHA held a pre-application meeting and a neighborhood meeting prior to the writing of this report, and anticipates a formal annexation application will be submitted to the Town of Estes Park in Q1 2025.

FISH HATCHERY – MIXED-INCOME RENTAL

- Town of Estes Park (ToEP) Owned Site
- EPHA partnered with ToEP to develop Fish Hatchery Neighborhood.
- Anticipated 90-140 rental/ownership units.
- Town Owned Land: approx. \$0/unit raw land cost

After pursuing a development partnership following a 2021 RFP process, the Town of Estes Park in cooperation with the Estes Park Housing Authority, chose to step back from pursuing a workforce rental development at the Fish Hatchery site given changing conditions in both the financial markets, constructions costs, and market demand. EPHA has been working with our development partners, Pel-Ona, SCJ Studio, Marcin Engineering, and other development partners making significant progress on site planning. It is anticipated the formal entitlement process will begin in Q1 of 2025 with a goal of submitting our first Low Income Housing Tax Credit (LIHTC) application for the site in 2026. It should be noted, that even if this goal is met, EPHA does not anticipate receiving a LIHTC award with our first application due to significant competition for limited funding sources. EPHA is also pursuing a design which includes a nearly equal number of homeownership opportunities to rental options given the findings of the 2023 housing needs assessment and recent gains made in the rental inventory.

179 STANLEY CIRCLE DRIVE – RENTAL

- ToEP Owned site
- RFP Development Partner or EPHA as Developer
- Anticipated 12 rental units <100% AMI
- Town Owned Land: approx. \$0/unit raw land cost

The Town of Estes Park (ToEP) has partnered with EPHA to develop this site for Town employee housing. As of the writing of this report, an initial application is expected to be submitted in Q1 2025. The parcel will require rezoning which is anticipated to be met with opposition.



CURRENT PROJECTS – PRIVATE/NONPROFIT – APPROX. 5 UNITS

This section highlights anticipated and publicly known development projects, including potential opportunities for public-private partnerships. Such collaborations allow the Estes Park Housing Authority (EPHA) to leverage the private development market, expanding its capacity to deliver housing units to the community more efficiently.

EPHA remains actively engaged in various project concepts, including redevelopment, new construction, and repurposing of existing sites to increase housing availability in the Estes Valley. These efforts often involve long-term discussions and may take years to materialize. The projects and concepts outlined here represent only a fraction of what is possible under favorable economic conditions, partnerships, and funding opportunities.

RAVEN (HABITAT) - OWNERSHIP

- Habitat for Humanity South St. Vrain
- Five single family for purchase homes



Habitat for Humanity of the South St. Vrain is working to develop five small lot single-family lots for the building of five single-family homes. Ownership opportunities in the Estes Valley at attainable rates is a great demand and the Estes Park Housing Authority supports the efforts of Habitat to develop this site. The first foundation is set and Habitat has been screening applicants for the first home.

FUNDING FOR HOUSING

The Estes Park Housing Authority (EPHA) is a quasi-governmental agency primarily funded through rents collected from its residents. EPHA does not receive direct federal or state funding for its operations. Historically, the agency has received a modest level of base funding from the Town of Estes Park, which has ranged from \$62,000 in 2012 to \$50,000 in 2023, averaging about \$41,000 annually since 2012. This funding accounts for approximately 2% of EPHA's total operating budget across all entities under its management.

In addition, EPHA receives IT support services from the Town of Estes Park (ToEP), for which it reimburses the town about \$19,000 annually. After accounting for these service payments, net base funding from the Town represents about 1% of EPHA's operating revenue.

In July 2022, EPAH entered into a Memorandum of Understanding (MOU) with the Town of Estes Park to administer and allocate the Lodging Tax Extension (6E) funds. These funds are designated for workforce housing projects and are distributed according to the Annual Funding Plan.

SUMMARY 2025 APPROVED BUDGET

Estes Park Housing Authority (EPHA) - Lodging Tax Extension

2025

Operating Income	
6E Lodging Tax Extension ToEP Tsfr In	4,186,017
6E Lodging Tax Extension 2023 Carryover	1,388,023
Total Operating Income	\$ 5,574,041
Total Income	\$ 5,574,041
Admin Expense	
EPHA Base Funding (Replace ToEP+)	258,000
Program and Development Staff + Exec	338,726
Recruitment	-
Accounting Fees	63,600
Telephone Services	600
Publications, Dues & Subscriptions	1,500
Travel and Training	12,500
Office Equipment	-
Computer Supplies	500
Software Solutions (Compliance)	-
Rebranding and Public Relations	45,000
Total Admin Expense	\$ 720,426
Program Expense	
Cash Buyer	-
Rental Assiatance	125,000
Down Payment Equity Share	650,000
Development Partnerships	225,000
Deed Restriction Program	-
Total Program Expense	\$ 1,000,000
Taxes and Insurance Expense	
Payroll Taxes-Admin	45,447
Workers Comp-Admin	500
Employee Insurance-Admin	33,037
Other Employee Benefits-Admin	-
Total Taxes and Insurance Expense	\$ 78,984
Financial Expense	
Interest Expense Castle Ridge	-
Interest Expense Mary's Lake	48,720
Interest Expense Riverside	34,117
Total Financial Expense	\$ 82,838
Audit EPDC	4,500
Land Acquisition	852,500
Pre-development	100,000
Castle Ridge Dev Expense	-
Beaver Brook Capital Improvement	129,200
Total Development Expense	\$ 957,000
Future Project / Set-aside Expense	
Riverside Balloon	575,000
Fall River Village	1,239,951
Total Future Project Set-aside Expense	\$ 1,814,951
Total Expense	\$ 4,654,199
Net Income / Retained Funds	\$ 919,842
Net Adjustment to Cash Flow - Op & Dev	
Total Net Adjustment to Cash Flow - Op & Dev	\$ 919,842

OWNERSHIP PROGRAMS

DEED RESTRICTION / DOWN PAYMENT ASSISTANCE PROGRAMS

In 2024 EPHA Staff completed a thorough review of deed restriction programs being offered across Colorado and additional Mountain West states with the aim of finding best in class solutions which meet the needs of Estes Valley Residents. The main objective was to identify potential models which are working in other municipalities which could be leveraged in the Estes Valley to increase housing options. Some of those programs reviewed included programs aimed at the following:

1. Offering down payment assistance/grants to new homebuyers in exchange for a deed restriction that restricts the use of the property to workforce housing.
2. Purchasing deed restrictions from current homeowners to limit future use of their homes.
3. Down payment assistance in the form of shared equity investment.

After an analysis, EPHA pursued the development of a shared equity down payment assistance program. The programs' goal is to open the doors to homeownership in a community which the median home price has far outstripped the median income. This program is anticipated to be considered for approval by the EPHA Board of Directors in Q1 2025. Once approved by the EPHA Board, EPHA staff will present the program proposal to the Town Board of Trustees as dictated by our memorandum of understanding for the execution and use of 6E funds related to housing programs.

CASH BUYER PROGRAM

EPHA reviewed current cash buyer programs available in other similar communities and after review does not anticipate proposing a similar program for our community.

EMPLOYER ASSISTANCE

EPHA will also explore assistance programs for local employers which could provide incentives and/or assistance for employers purchasing workforce rental units.

RENTER PROGRAMS

RENTAL ASSISTANCE

In Q2 2024, the Estes Park Housing Authority (EPHA) launched a successful pilot Workforce Rental Assistance (WFRA) program. The program aimed to ease the financial burden on local workers struggling to afford private rentals due to high rent costs and upfront deposit requirements, such as first and last month's rent.

The program was highly utilized, with strong results throughout 75% of the initial pilot period. By the end of 2024, it had provided \$86,496 in rental assistance to qualified households, leading to a significant reduction in rent-to-income (RTI) ratios. Prior to receiving assistance, the average approved household had a gross monthly income of \$4,179 and paid an average rent of \$2,035, resulting in an RTI of 48.7%. After receiving assistance, this ratio improved to 39%. For comparison, the widely accepted benchmark for housing affordability is spending no more than 30% of gross income on housing expenses.

EPHA staff plans to present the pilot program's findings to the board in late Q1 2025 and anticipates making minor adjustments to the program based on the results and feedback gathered during the pilot phase.

SEASONAL HOUSING

With the acquisition of Fall River Village, the Estes Park Housing Authority (EPHA) now has the opportunity, for the first time in its history, to provide seasonally focused housing for the summer workforce. These workers are essential to our community, playing a critical role in delivering the high-quality visitor experiences that support our tourism-based economy. EPHA is proud to offer these new, high-quality housing options starting in 2025, helping to strengthen both our workforce and the local economy.

HOUSING DATA

Restricted Housing Pipeline Data Table

2025							
Income Range Area Median Income (AMI %)	0-30%	30-50%	50-80%	80-120%	120-200%	>200%	Total
Total Deed Restricted Units in Pipeline	9	32	41	32	12	-	126
% Total Restricted Units in Pipeline	2%	7%	9%	7%	3%	0%	28%
In Planning Phase	-	-	-	-	-	-	-
In Preapplication Phase	9	32	35	32	12	-	120
In Predevelopment Phase	-	-	5	-	-	-	5
In Building Phase	-	-	1	-	-	-	1
Total Deed Restricted Rental Units in Pipeline	9	32	30	-	-	-	71
% Total Restricted Units in Pipeline							-
In Planning Phase							-
In Preapplication Phase	9	32	30				71
In Predevelopment Phase							-
In Building Phase							-
Total Deed Restricted Ownership Units in Pipeline	-	-	11	32	12	-	55
% Total Restricted Units in Pipeline							-
In Planning Phase							-
In Preapplication Phase			5	32	12		49
In Predevelopment Phase			5				5
In Building Phase			1				1