

Agenda Summary

GRAND COUNTY COMMISSION

August 16, 2022

TITLE:	Awarding Bid and Associated Contract with with BAE Urban Economics for the “Local Workforce Housing and Affordable Housing Nexus Study & Linkage Fee Analysis” (Study)
FISCAL IMPACT:	\$130,320
PRESENTER(S):	Elissa, Planning & Zoning

Prepared By:
ELISSA MARTIN
GRAND COUNTY
PLANNING & ZONING

FOR OFFICE USE ONLY:
Attorney Review:

Pending

Suggested Motion 1:

I move to approve the award and associated contract for the Local Workforce Housing and Affordable Housing Nexus Study & Linkage Fee Analysis to BAE Urban Economics for a sum not to exceed \$130,320.

OR

Suggested Motion 2:

I move to approve the award and associated contract for the Local Workforce Housing and Affordable Housing Nexus Study & Linkage Fee Analysis to BAE Urban Economics for a sum not to exceed \$130,320, conditional upon the following items:

1. Receipt of the Certificate of Insurance (if not yet received), and
2. Attorney review

SUMMARY: The Request for Proposals (RFP) for the Study was initiated on July 7, 2022 and concluded with the one proposal from BAE Urban Economics being submitted by the deadline of August 1, 2022. As there was only one bid, a selection committee was not formed and BAE Urban Economics was chosen for the award.

Planning & Zoning staff are confident in the decision to contract with BAE Urban Economics based on their past experience and work in the Moab area, in conducting the previous 2018 Housing Nexus Study which provided the basis for both the County and City’s Assured Housing ordinances at that time, as well as recently completing a separate study for the City of Moab that supported the recently approved Active Employed Households ordinance.

The study will provide the basis to implement an update to the Assured Housing section of the Land Use Code by providing methods for increasing deed restricted housing for “locals”, as well as incentives for increasing the number of affordable housing units in the County.

Phase I of the study (\$67,840) includes two components capturing two different interpretations of the relationship between new development and housing demand. For consistency with other regional efforts (i.e., Moab's Active Employment Housing requirements), the study will provide the necessary analysis to implement a workforce housing requirement as a "use standard" as opposed to a proportional exaction. A linkage fee analysis will also be provided as an alternative or complimentary method to increasing workforce housing. The two methods will be evaluated for effectiveness so that the County may choose the best tool to implement.

Phase II of the study (\$62,480) is optional, and would evaluate the feasibility of two programs: a deed restriction purchase program to incentivize homeowners and real estate buyers/sellers to deed restrict their property for local residents of Grand County, with the purpose of preserving a pool of homes for primary occupancy. And an ADU incentive program by which grant money is used to assist property owners in the construction of ADU's, helping with construction costs, impact fees, etc..

ATTACHMENT(S):

1. Independent Contract Agreement with BAE Urban Economics