

# VAIL RESORTS®

EXPERIENCE OF A LIFETIME

June 22, 2022

Via U.S Mail and Email

Vail Town Council  
75 S. Frontage Road  
Vail, CO 81657

Dear Mayor Langmaid, Members of the Vail Town Council, and Mr. Zemler:

Thank you for Mr. Zemler's June 8, 2022 letter.

We appreciate the additional details on potential affordable housing projects in the Town and believe that we should collaborate immediately to move all of the projects forward.

However, those potential projects do not change our view that we cannot support the Town's request to permanently reduce affordable housing in our community by eliminating an approved affordable housing project on our East Vail land. The Vail Valley is facing an affordable housing crisis with a shortage of affordable housing for over 4,000 people. We should pursue all of the potential projects outlined in your letter, and we all need to recognize that all of those projects will take years to complete, and combined will not close the gap we are facing.

A commitment to progress on the affordable housing crisis comes with tradeoffs- all projects have impacts that require planning and mitigation. We appreciate and respect the concern for the bighorn sheep habitat, but we cannot support this Town Council's stance to only prevent affordable housing in the bighorn sheep habitat, while allowing new luxury home construction, commercial development, and a multitude of other uses in that same bighorn sheep habitat.

As a result, we will not voluntarily give up our private land, and an approved affordable housing project that our community desperately needs, to the government of the Town of Vail. We acknowledge that this Town Council voted to initiate condemnation proceedings to take our land. We disagree with that decision on many fronts.

First, we believe it is bad public policy for a municipality to use condemnation to prevent affordable housing, when affordable housing is an acknowledged priority and public good for the community. Across the country, the cumulative effect of anti-development groups blocking specific affordable housing projects is resulting in a desperate shortage of new housing. The common refrain is "right project, wrong place." And unfortunately, as long as each new project faces new barriers, delays, and opposition, the problem will continue to

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grow exponentially. Using condemnation to prevent fully entitled affordable housing is simply the wrong decision for our community.

Second, it is a dangerous precedent for our community to have one Town Council work collaboratively for years with a private land owner to develop affordable housing, ultimately even defending the project in litigation, only to have the next Town Council reverse all of that work. This makes it hard for any community stakeholder to trust that when they work collaboratively with a Town Council they can rely on the next Council to support that work, especially once it is already approved.

And finally, we have a number of legal concerns about this potential action. We will raise those concerns in the appropriate forum, and ultimately, the decision of whether affordable housing will be built on our East Vail private land will be decided by the courts.

The Town's decision to pursue the condemnation process to take our East Vail land does not change our belief that we must work together on all affordable housing opportunities. Our relationship with the Town of Vail is very important to us, and we are committed to making progress together on all of the opportunities detailed in your letter. Given that these potential developments may take years to bring to fruition, we would like to begin that work as soon as possible. I propose that we schedule time for our respective teams to meet next week.

This work is integral to building a sustainable future for our entire community - you have our full support on the next steps that the Town and Vail Resorts will need to take to drive all of the projects identified in your letter forward.

Sincerely,

A handwritten signature in black ink that reads "Bill Rock". The signature is written in a cursive, flowing style.

Bill Rock  
Executive Vice President and Chief Operating Officer, Rocky Mountain Region