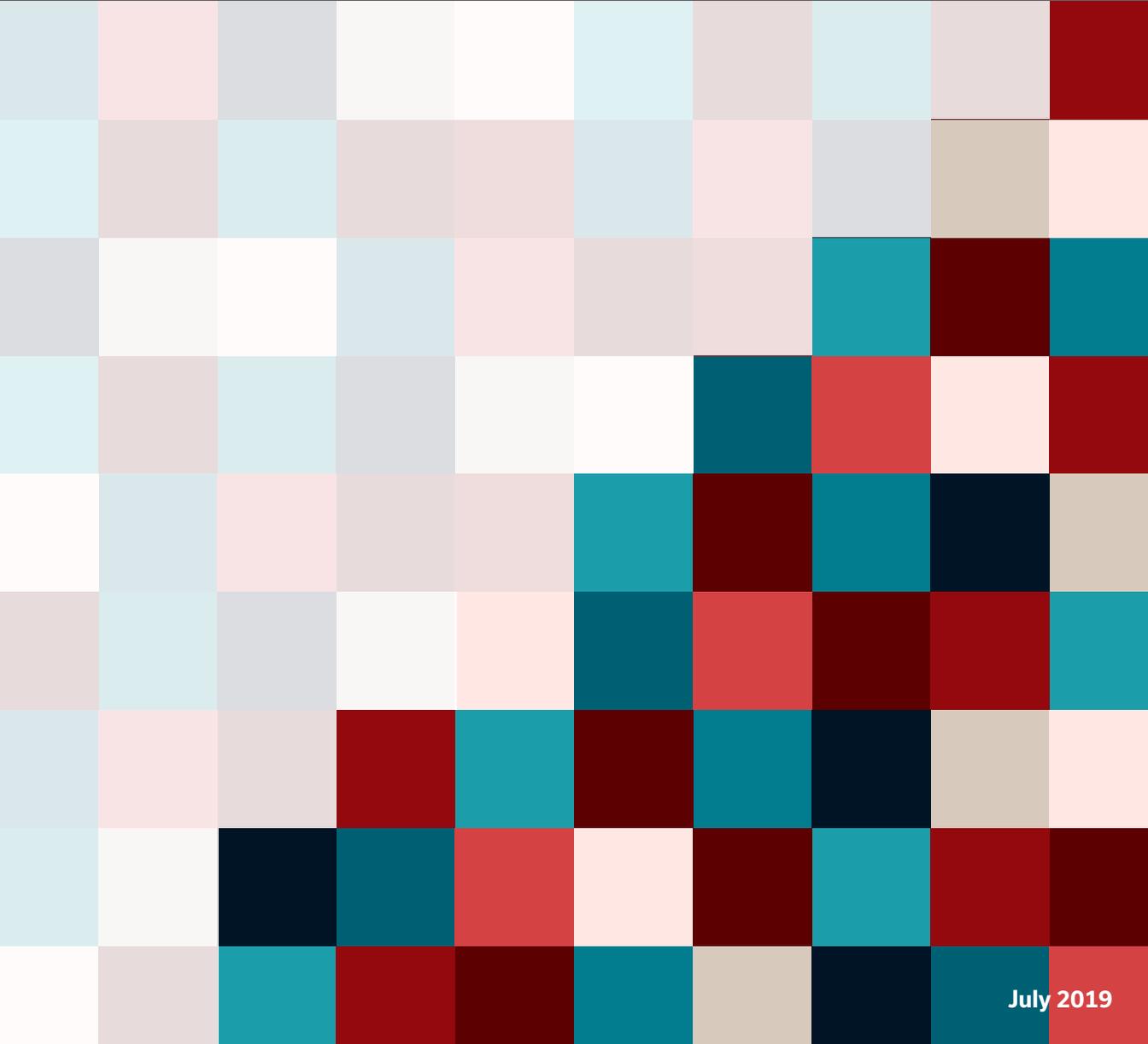


# BUILDING HOUSING

Community Preservation, Economic Health,  
& Sustainability in Summit County, Colorado



# INTRODUCTION 01

---

An introduction to housing in Summit County.



---

*Who We Are  
Why Housing is Important*

# HOUSING IN SUMMIT COUNTY 02

---

Demographics and what drives local housing development in our community.



---

*The Local Housing Market  
Community Preservation  
Economic Vitality  
Sustainability*

# TOOLS & STRATEGIES

# 03

How housing gets built in Summit County.



*Funding  
Policies  
Partnerships  
Support*

# HOUSING PROJECTS

# 04

A look into different housing projects and local neighborhoods throughout Summit County.



*Upper Blue Basin Housing  
Lower Blue Basin Housing  
Ten Mile Basin Housing  
Snake River Basin Housing*

**Summit County** is located among the high peaks of the Colorado Rockies, immediately west of the Continental Divide. Located in central Colorado, Summit County is only an hour's drive from the Denver metropolitan area. Our dry, high-alpine climate brings snowy winters that have attracted world-class ski resorts. When it isn't snowing, we have beautiful summers that are ideal for outdoor summer activities.

As a result of the desirable location, activities, and amenities that are abundant in Summit County, providing housing for the local community is a challenge. This is an issue throughout all of Colorado, especially in resort communities where employee recruitment and retention is critical to sustain the local economy. Summit County consists of six jurisdictions (Blue River, Breckenridge, Dillon, Frisco, Montezuma, and Silverthorne), 5 of which joined with the County in 2006 to create the Summit Combined Housing Authority (SCHA), a Multi-Jurisdictional Housing Authority operating under an Inter-Governmental Agreement. The mission of SCHA is to enhance the County by helping those who define our community attain a safe, long-term housing solution and build a community in which to thrive. Together, the community is taking a proactive approach to meet the needs of local employees, and is addressing the issue through a variety of tools and strategies.

Deed restricted inventory in the County dates back to the 1970s limiting short term rentals and requiring local employments. Since then, covenants, policies, and strategies have greatly evolved. Some of these progressions include the approval of the 5A impact fee and local affordable housing sales tax, zoning incentives, annexation policies, land banking, and strategic partnerships that have helped us in preserving a community that is a 'real' where people live work and play.



# SUMMIT COUNTY

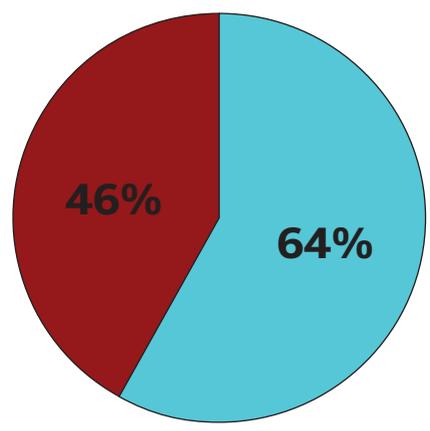
The County is divided into four planning basins, four major ski areas (Arapahoe Basin, Breckenridge, Copper Mountain, and Keystone), portions of the White River National Forest, some Bureau of Land Management lands, and two Congressionally designated wilderness areas (Eagles Nest and Ptarmigan Peak). About 80% of the land in the county is federal public land.



# HOUSING IN SUMMIT COUNTY 02

There are many contributing factors that impact the price and availability of housing in Summit County. These include geographical, social, legal and financial constraints. Given the existence of these factors, Summit County and the Towns within place high value on sustaining our community by implementing housing solutions for the local workforce.

Approximately 64% of the workforce in Summit County (Region 12) works in the Tourism industry, meaning there is a large part of our community that works an inconsistent schedule with varying, low wages. Approximately 77% of the workforce are making low to mid- range salaries which is less than \$55,000 per year. With the high costs of living, these salaries make life in the mountains challenging.



-  **Tourism**
-  **Other Income**  
*Regional Services, Retirees, Government, Manufacture, Agriculture*

Source: 2018 NWCCOG Regional Economic Summit (DOLA)

## BARRIERS TO HOUSING IN SUMMIT COUNTY



**Mountains, lakes and rivers limited remaining develop-able land**



**Surrounded by National Forest lands. Land trades, conservation easements, & zoning restrictions on private lands. Rent control is illegal.**



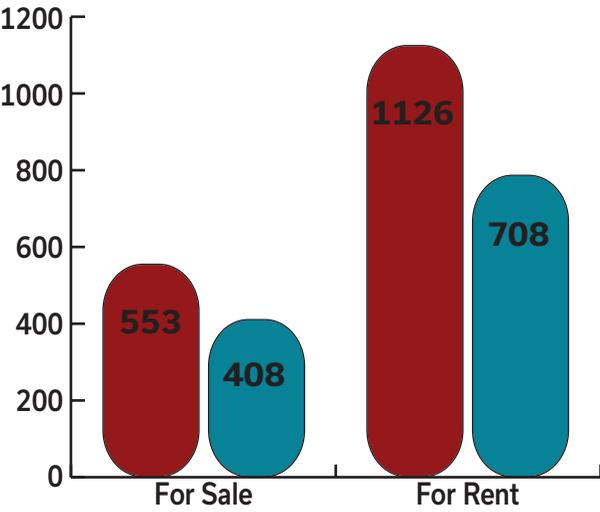
**Desire to live in Colorado & Summit County. NIMBYISM & BANANAS. The value open space.**



**Limited supply of land & housing & high demand. High land \$ + High const.\$ = High \$ homes. Low paying service jobs. Short term rentals = flexibility & high income.**

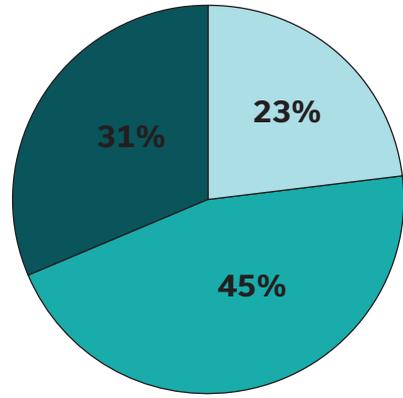
With the rising high cost of homes, limited land, low-wage jobs, and short-term rentals reducing long-term rental inventory, the demand for affordable housing continues to rise.

The 2016 Summit County Housing Needs Assessment identified how many units were needed in Summit County by the year 2020. Illustrated in bar graph, by 2020, 553 for sale units are needed and 1126 rental units are needed. While a significant number of units has been added in the County, we still have not reached the number needed by 2020 and this number is likely growing.



**Units Built to Date** (Teal)  
**Units Needed by 2020** (Red)

Data was adjusted to show all 60% AMI need (rent & for sale in the rental data set). Source: Summit County 2016 Needs Assessment Update



**Low-Wage (\$30,900-\$33,600)**  
**Mid-Wage (\$33,700-\$55,000)**  
**High-Wage (>\$55,100)**

Source: 2018 NWCCOG Regional Economic Summit (DOLA)

Our existing need exists in both for sale and rental, but is most significant among rental units below 60% AMI.

Approximately 65% of the needed inventory lies in the below 60% AMI category, a direct reflection of the low wage job prevalence. Although this product type is the most difficult to finance and build, future projects in the County are focusing on serving this need.

Finding solutions to housing issues in Summit County is a high priority. The benefits associated with providing housing are strong values of the community. Having housing for our workforce means that we have a strong and vibrant local economy, a local tax base, a sustainable community with lower vehicle miles traveled, and most importantly, a real community where those who choose to come here can access the live, work, play lifestyle!

## *Partnerships*

Strategic partnerships are essential in making affordable housing a reality. Many of the projects that have been constructed throughout the County are a result of a public-private partnership with private developers or employers, such as the ski resorts. Another structure that is very effective is public-public partnerships that can be between government entities or with non-profits. Summit County and the municipalities have leveraged this type of partnership to build more units for locals. As a community, all entities are working together to find new opportunities to create new housing options.



## *Funding*

Summit County has two local designated funding sources for employee housing. There is a voter approved local 5A sales tax of .125% that is effective in perpetuity. On November 8, 2016, voters approved a .6% increase for 10 years that will go to the construction of affordable housing. With a new rate of .725%, the County-Wide collection in 2017 was \$9.4 million to be distributed proportionally to each municipality based on revenue generation.



## ***Policies***

In addition to the approval of the 2006 5A sales tax, an impact fee was also approved as a part of the initiative. The Development Impact Fee of two dollars or less per square foot is applied to all new development, dependent on the use and size of a project. The fees collected are used towards providing affordable housing to the local workforce.

Density incentives and TDRs are available with a density ratio of 1:2 for affordable housing, making it less expensive to add density to affordable housing projects. In the County, ADU policies require that new ADUs be deed restricted. Breckenridge provides affordable housing incentives in their Development Code for the construction or buy down of deed restricted units. Fee waivers are also considered for deed restricted units based on the project. The combination of these policies has led to creation of dispersed deed restricted units throughout the county while helping private developers make building deed restricted housing more feasible.

Another policy that has resulted in a significant number of units is The Town of Breckenridge's Annexation Policy. All annexed properties are required to provide 80% of their project units in deed restricted housing in exchange for access to utilities that allow a project to yield greater densities.

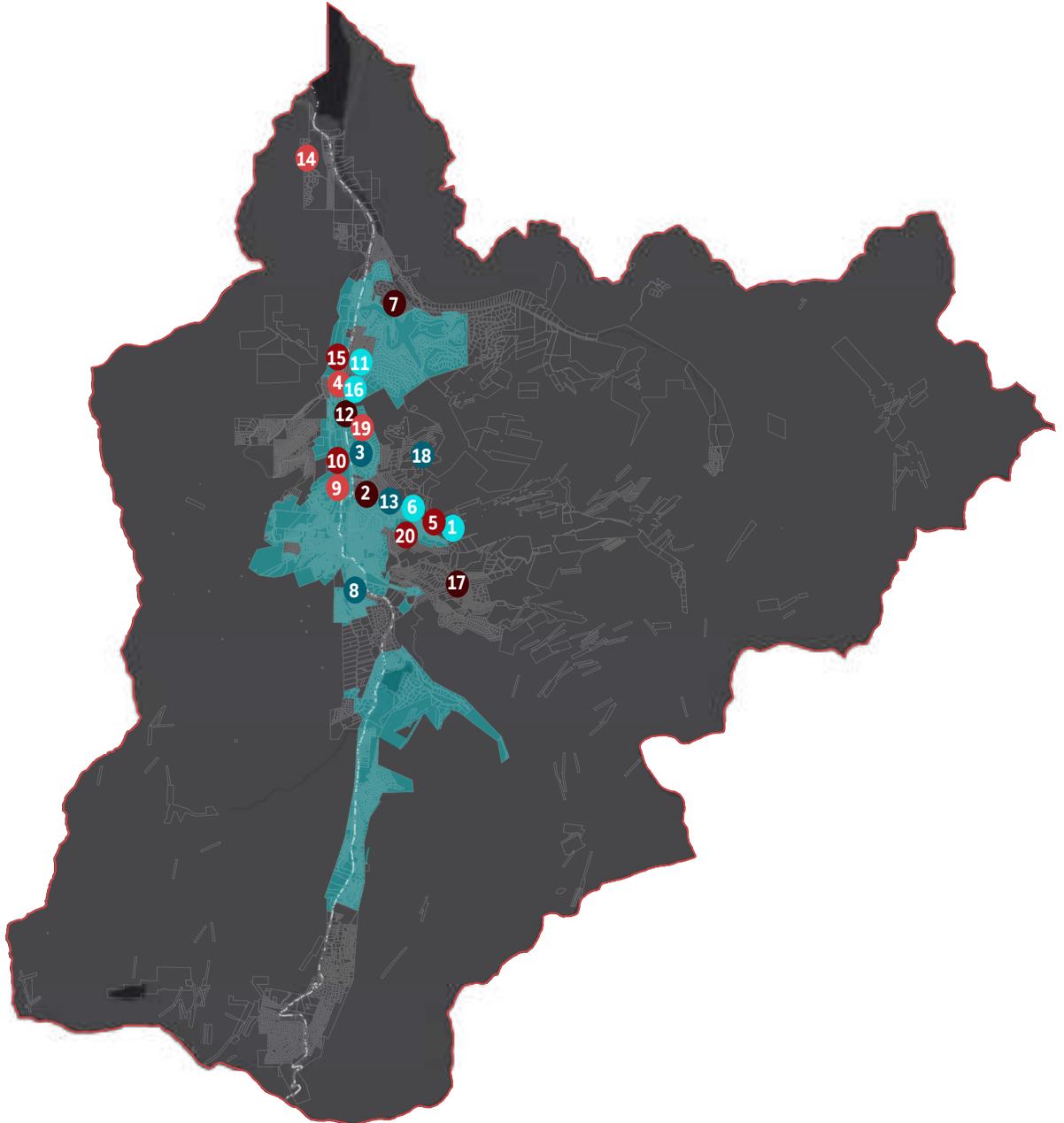
## ***Political and Community Support***

One of the most important aspects of affordable housing in a community is having local and political support. In Summit County, there is great support for providing housing to locals by both political leaders and the community. With this support, we have been able to obtain a local funding source and create local neighborhoods that ensure that our community will be sustainable long into the future.



HOUSING  
PROJECTS  
UPPER BLUE BASIN

04



# PROJECTS

- 1 WELLINGTON NEIGHBORHOOD & LINCOLN PARK
- 2 HURON LANDING
- 3 VALLEY BROOK
- 4 BLUE 52
- 5 VISTA POINT
- 6 GIBSON HEIGHTS
- 7 VIC'S LANDING
- 8 MAGGIE POINT
- 9 PINWOOD VILLAGE 1
- 10 PINWOOD VILLAGE 2
- 11 DENISON COMMONS
- 12 BRECKENRIDGE APARTMENTS
- 13 KENINGTON TOWNHOMES
- 14 FARMERS GROVE
- 15 MOOSE LANDING
- 16 BRECK 365
- 17 MONARCH TOWNHOMES
- 18 ADUs
- 19 BRECK TERRACE
- 20 BOEC EMPLOYEE LODGE

# 1 THE WELLINGTON NEIGHBORHOOD & LINCOLN PARK





# of Units: 226 Restricted, 56 Market

Density: 4 UPA

Type: Single Family, Duplex, & Triplex

Occupancy: Owner Occupied

Initial Pricing: \$177,000-\$519,000

AMI Target: 80%-120% AMI

Neighborhood Amenities: Parks, Trails, Public Transit

Construction Complete: Phased 2001-2018



Private Development on existing vacant land. The property was primarily dredge rock located in unincorporated Summit County. Through annexation, the Town required 80% of the units developed be deed restricted and 20% market. In return, the developer yielded greater densities. Approximately \$2,750,000 Water Plant Investment Fees(PIFs) and planning fees were waived.



The Developer manages the initial sale of the homes at Wellington & Lincoln Park. All applicants for deed restricted homes must meet the employment requirement of 30 hours per in Summit County. Applicants must also income qualify for the income tested units. Income testing ranges from 80% - 150% AMI.



Employment: 30+ hours per week in Summit County

Income Limits: 80% - 150% AMI  
Owners are allowed to own other property

Appreciation Limit: 3% per year or the change in AMI from year of purchase to sale date

Commission: 3-7% of sale price

Capital Improvements: 10% - 15% of initial purchase price

Retirement: Partial retirement at age 55 - Full retirement at age 65

Rent: No Short Term Rental Allowed.  
Owners can rent rooms to qualified tenants

# 2 HURON LANDING





**# of Units: 26**

**Density: 17 UPA**

**Type: 2bd Apartments**

**Occupancy: Renter Occupied**

**Initial Pricing: \$1,550-\$1,700 (90% AMI)**

**Neighborhood Amenities: Proximity to trail and rec path, on-site gear storage, on-site public transit**

**Construction Complete: 2017**



Huron Landing was developed in partnership with Summit County and the Town of Breckenridge. The County provided the land that was being used as a storage yard and the Town financed the project through Certificate of Participation (COP) financing. The total cost of the project was \$8.5 million with approximately \$210,000 PIFs and planning fees waived.



Tenant qualifications are managed through a property manager. The initial leasing process was completed by lottery that prioritized the applicants who lived in the Upper Blue Basin and who met all of the occupancy requirements.



**Employment: 30+ hours per week in Summit County**

**Income Limits: 150% AMI**

**Master Lease: No Short Term Rental Allowed. Master leasing to businesses is not allowed, but the County and Town both retained two units to house employees.**

3

# VALLEY BROOK





# of Units: 41 Deed Restricted

Density: 5.9 UPA

Type: 2bd & 3bd Townhomes

Occupancy: Owner Occupied

Initial Pricing: \$165,000-\$328,000

AMI Target: 80%-120% AMI

Neighborhood Amenities: Park, Rec Path, Public Transit, Solar Panels

Construction Complete: 2011



Town of Breckenridge served as the developer. The land was land banked by the Town for housing. This project was funded by Division of Housing grants and the Town of Breckenridge.

The total project cost was \$11.4 million with approximately \$281,959 waived in PIFs and planning fees.



The initial sales at Valley Brook were managed by the developer and were first come, first serve with owners camping over night to line-up for a home. All owners were required to be pre-qualified to meet the requirements of the deed restriction. Subsequent owners are required to be qualified by SCHA and the property is managed by an HOA.



Employment: 30+ hours per week in Summit County

Income Limits: 80% - 120% AMI

Property: Not allowed to own other property

Appreciation Limit: 3% per year or the change in AMI from year of purchase to sale date, whichever is less

Commission: 2% of sale price

Capital Improvements: 10% of initial purchase price

Retirement: Full retirement at age 65

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants

**4 BLUE 52**





# of Units: 52

Density: 9.2 UPA

Type: 1-, 2-, and 3-bd Townhomes

Occupancy: Owner Occupied

Initial Pricing: \$203,000-\$515,000

AMI Target: 80%-120% AMI

Neighborhood Amenities: Rec Path, Proximity to Parks, Trails, Public Transit

Construction Complete: NOV 2018



The most recent development constructed by the Town of Breckenridge, Blue 52 is a land banked project that cost approximately \$16.4 million. Land was also contributed and not included in the cost. Approximately \$460,000 PIF and planning fees were waived.



The initial buyers at Blue 52 were chosen by a weighted lottery. All applicants who met the requirement of working 30+ hours per week in Summit County were in the lottery, but preference to was given to applicants who worked in the Upper Blue Basin and those who have been in the County the longest. All owners were required to be pre-qualified by SCHA and the property is currently managed by an HOA.



Employment: 30+ hours per week in Summit County

Income Limits: 110% - no limit

Assets: cannot exceed \$225,000. Exempt assets include primary residence equity retirement accounts, health savings and college savings accounts.

Property: Not allowed to own other property in Summit County

Appreciation Limit: 2% fixed per year

Commission: 0.5%-1% of sale price

Capital Improvements: 10% of initial purchase price

Retirement: Partial retirement at age 60 - Full retirement at age 65

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants

# 5 VISTA POINT



**# of Units:** 18 Restricted, 39 Market  
**Density:** 5.1 UPA  
**Type:** Single Family, Duplex, Triplex  
**Occupancy:** Owner Occupied  
**Initial Pricing:** \$233,000-\$450,000  
**AMI Target:** 120% AMI  
**Neighborhood Amenities:** Rec Path, Childcare Center, Trails, Public Transit  
**Construction Complete:** 2004



Vista Point was developed privately as a part of an annexation agreement with the Town. The site was vacant dredge rock in unincorporated Summit County. The developer constructed both Vista Point and Gibson Heights. Also included was a dedicated park and childcare center. Approximately \$105,000 in PIFs and Planning Fees were waived.



**Employment:** 30+ hours per week in Summit County  
**Income Limits:** None  
**Property:** Can Own Other Property  
**Appreciation Limit:** The sum of the change in AMI, using 3% whenever the change is less than 3%  
**Commission:** 7% of sale price  
**Capital Improvements:** 15% of initial purchase price  
**Retirement:** Partial retirement at age 55, Full retirement at age 65  
**Rent:** Yes, but must be Owner Occupied



The developer managed the initial sales process to applicants who met the covenant requirements. The neighborhood is now managed by an HOA.



**# of Units:** 40 restricted  
**Density:** 6.5 UPA  
**Type:** Townhouse and Single Family  
**Occupancy:** Owner Occupied  
**Initial Pricing:** \$150,000-\$207,000  
**AMI Target:** 80% AMI  
**Neighborhood Amenities:** Rec Path, Trails, Public Transit  
**Construction Complete:** 2004



**Employment:** 30+ hours per week in Summit County  
**Income Limits:** None  
**Property:** Cannot own other property  
**Appreciation Limit:** 3% per year or the change in AMI from year of purchase to sale date, whichever is less  
**Commission:** 3% of sale price  
**Capital Improvements:** 15% of initial purchase price  
**Retirement:** Partial retirement at age 55, Full retirement at age 65  
**Rent:** Yes, but must be Owner Occupied



Gibson Heights was developed privately as a part of an annexation agreement with the Town. The site was vacant dredge rock in unincorporated Summit County. Approximately \$200,200 in PIFs and Planning Fees were waived.



The developer managed the initial sales process to applicants who met the covenant requirements. The neighborhood is now managed by an HOA.

# 6 GIBSON HEIGHTS





**# of Units:** 24 restricted 24 market  
**Density:** 9.2 UPA  
**Type:** Condo  
**Occupancy:** Owner Occupied  
**Initial Pricing:** \$185,000-\$255,000  
**AMI Target:** 80%-100% AMI  
**Neighborhood Amenities:** Trails, Public Transit  
**Construction Complete:** 2009



Vic's Landing was developed privately as a part of an annexation agreement with the Town. The site was vacant open space in the unincorporated Summit County. Approximately \$139,000 in PIFs and Planning Fees were waived.



**Employment:** 30+ hours per week in Summit County  
**Income Limits:** 80%-100% AMI  
**Property:** Cannot own other property  
**Appreciation Limit:** 3% per year or the change in AMI from year of purchase to sale date, whichever is less  
**Commission:** None  
**Capital Improvements:** 10% of initial purchase price  
**Retirement:** Full retirement at age 65

**Rent:** No Short Term Rental Allowed. Owners can rent rooms to qualified tenants



The developer managed the initial sales process to applicants who met the covenant requirements. The neighborhood is now managed by an HOA.



# of Units: 9 restricted 8 market

Density: 9.3 UPA

Type: 1bd & 2bd Townhomes

Occupancy: Owner Occupied

Initial Pricing: \$175,000-\$295,000

AMI Target: 80%-100% AMI

Neighborhood Amenities: Trails, Public Transit

Construction Complete: 2015



Employment: 30+ hours per week in Summit County

Income Limits: 80%-100% AMI

Property: Cannot own other property

Appreciation Limit: 3% per year or the change in AMI from year of purchase to sale date, whichever is less

Commission: None

Capital Improvements: 10% of initial purchase price

Retirement: Full retirement at age 65

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants



Maggie Placer was developed privately as a part of an annexation agreement with the Town. The site was vacant land in unincorporated Summit County. Approximately \$70,000 in PIFs and Planning Fees were waived.



The developer managed the initial sales process to applicants who met the covenant requirements. The neighborhood is now managed by an HOA.



# MAGGIE PLACER





**# of Units: 74**

**Density: 18 UPA**

**Type: 1-, 2-, & 3-bd Apartments**

**Occupancy: Renter Occupied**

**AMI Target: Must average 83.75% AMI**

**Neighborhood Amenities: Trails, Public Transit, Garages for Rent, Playground**

**Construction Complete: 1996**



**Income Limits: 50%-100% AMI**

**Property: Cannot own other property**

**Rent: No Short Term Rental Allowed.**

**Master Lease: Not Allowed**



The land that Pinewood 1 was developed on is under a land lease between the Town and the developer who utilized LIHTC and currently manages the project. After 50 years, the land will be returned to the Town. This project received approximately \$350,000 in PIF and planning fee waivers.



When units become available, applicants from the wait-list who meet the income criteria are selected. The property is currently operated by the developer who is also a property manager.



# of Units: 45

Density: 15 UPA

Type: Studio & 1bd Apartments

Occupancy: Renter Occupied

AMI Target: 60% AMI

Neighborhood Amenities: Trails, Public Transit, On-Site Gear Storage

Construction Complete: 2016



Income Limits: 60% AMI

Property: Cannot own other property

Rent: No Short Term Rental Allowed

Master Lease: Not Allowed



Pinewood 2 was developed on land that was part of a land trade with the National Forest Service. The project was constructed by an LLLP that the Breckenridge Housing Authority participated in. The project received 4% LIHTC and cost \$9.7 million. Approximately \$335,000 in PIFs and Planning Fees were waived.



When units become available, applicants from the wait-list who meet the income criteria are selected. The property is currently operated by a property management company.

## 10 PINWOOD VILLAGE 2





**# of Units: 30**

**Density: 30 UPA**

**Type: Studio & 1-bd Apartments**

**Initial Rent: 70%-80% AMI**

**Occupancy: Renter Occupied**

**Neighborhood Amenities: Proximity to**

**Rec Path, Public Transit, On-Site Gear Storage**

**Construction Complete: 2017**

**These units are available only to students and staff of Colorado Mountain College or Town of Breckenridge employees. These entities select occupants for these units. A property manager handles on-site maintenance and rent collection.**



**Occupancy: Available to Colorado Mountain College Students and Town of Breckenridge Employees**

**Rent: No Short Term Rental Allowed.**

**Master Lease: Allowed**



**The Town of Breckenridge developed Denison Commons on a vacant land banked site. Currently, two-buildings are being master leased to Colorado Mountain College with the option to purchase the project. This project cost \$5.8 million and was funded by the Town's Housing Fund. This project received approximately \$250,000 in PIF and planning fee waivers.**



# of Units: 18

Density: 18 UPA

Type: 1-bd Apartments

Initial Rent: 80% AMI

Occupancy: Renter Occupied

Neighborhood Amenities: Proximity to Rec Path, Public Transit, On-Site Gear Storage

Construction Complete: NOV 2018



Occupancy: Town of Breckenridge & Summit County Employees

Rent: No Short Term Rental Allowed.

Master Lease: Allowed



The Town of Breckenridge Housing Authority developed COTO Flats on vacant land banked property. The Town and County are joint owners of this project to house Town and County employees. This project cost \$4.2 million plus land and on-site infrastructure and was funded by the Town's Housing Fund. This project received approximately \$172,000 in PIF and planning fee waivers.



These units are available to Town of Breckenridge and County employees. These entities select occupants for these units. A property manager handles on-site maintenance and rent collection.

12

# COTO FLATS



# 13 KENINGTON TOWNHOMES



**# of Units: 36**

**Density: 15.3 UPA**

**Type: Townhomes**

**Occupancy: Owner or Renter**

**Neighborhood Amenities: Proximity to  
Rec Path, Trails, & Public Transit**



**Rent: No Short Term Rental Allowed**



**Kenington Townhomes is located in an unincorporated Summit County, but is adjacent to Breckenridge boundary. The developer executed a Water Service Agreement with the Town to access the Town's water. In return, the units are subject to a no short-term rental restriction.**



# of Units: 15 employee requirement  
 & no short-term rental,  
 20 no short-term rental only  
 Density: 4.8 UPA  
 Type: Single Family  
 Occupancy: Owner or Renter  
 Neighborhood Amenities: Proximity to  
 Rec Path & Public Transit



Occupancy: 30+ hours per week in  
 Summit County (15 units)  
 Rent: No Short Term Rental Allowed



Farmers Grove is located in  
 unincorporated Summit County. The  
 developer executed a Water Service  
 Agreement with the Town to access  
 the Town's water. In return, all 35  
 units are subject to a no short-term  
 rental restriction, with 15 subject to  
 employment requirements.

14 FARMERS GROVE



# 15 MOOSE LANDING APARTMENTS



**# of Units:** 16 rent restricted, 16 no short-term rental

**Density:** 24 UPA

**Type:** 1-bd & 2-bd Apartments

**Initial Rent:** 85% AMI

**Occupancy:** Renter Occupied

**Neighborhood Amenities:** Proximity to Rec Path, Public Transit



**Occupancy:** 16 units require 30+ hours per week of employment in Summit County.

**Rent:** 16 units at 85% AMI rental rates. No Short Term Rental Allowed.

**Master Lease:** Allowed.



This project is currently being developed by the private sector. A development agreement was crafted with the developer and the Town where the Town contributed land and waived fees in return for deed restricted units. This project received approximately \$150,000 in PIF and planning fee waivers.



The owner will determine who the tenants are as long as they meet the employment requirements in one of the rent restricted units. The no-short term units will have more flexibility around tenants and are planned to be master leased to a local employer.



**# of Units: 13**

**Density: 5.8 UPA**

**Type: Townhomes**

**Occupancy: Owner or Renter**

**Neighborhood Amenities: Proximity to  
Rec Path, Trails, & Public Transit**

**Completed: 1996**



**Employment: 30+ hours per week in  
Summit County**

**Property: Can own other property**

**Appreciation Limit: 5% per year or the  
change in AMI from year of purchase  
to sale date, whichever is less**

**Commission: 7%**

**Capital Improvements: 10% of initial  
purchase price**

**Retirement: Partial retirement at age  
55 only**

**Rent: No Short Term Rental Allowed.  
Owners can rent rooms to qualified  
tenants**



**Monarch Townhomes is located in unincorporated Summit County. The developer executed a Water Service Agreement with the Town to access the Town's water. PIF fees valued at approximately \$70,000. In return, the units are subject to a housing covenant.**



A good amount of the inventory in Summit County consists of Dispersed Deed Restricted Units as well as Accessory Dwelling Units. Many developments hold 1-5 units of employee housing because of development incentives or density bonuses. Many units in the unincorporated County have been purchased as Buy Downs and now have a deed restriction recorded on the property. Policies for Accessory Apartments in unincorporated Summit County have been in the Land Use & Development Code since 1982 and there are approximately 120 individual units. These units must be rented out to locals who work in the County at least 30 hours per week on an average annual basis

## 18 DISPERSED & ACCESSORY DWELLING UNITS





**# of Units: 180 employee housing units, 119 are deed restricted**

**Density: 15.2 UPA**

**Type: 1-bd & 2-bd Apartments**

**Occupancy: Renter Occupied**

**Neighborhood Amenities: Proximity to Rec Path, Public Transit, Volleyball Courts**



**Occupancy: Summit County Employee - Seasonal Allowed**

**Rent: No short-term rental. Rated range, but serve below 60% AMI**

**Master Lease: Allowed**



**Vail Resorts developed Breck Terrace to serve primarily their seasonal employees. As the developer builds in other areas throughout town, more units at Breck Terrace are deed restricted. Other employers can master lease units and the Town leases a few transitional units on site.**



The Breckenridge Outdoor Education Center has brought a new style of employee housing to Summit County. The BOEC Lodge consists of non-profit office space, meeting rooms, and 11 rooms to host BOEC employees and interns. The rooms are dorm/co-housing style that can house up to 22 people. The Town provided \$364,000 towards the project and waived approximately \$12,000 in PIFs for the housing component of the project.

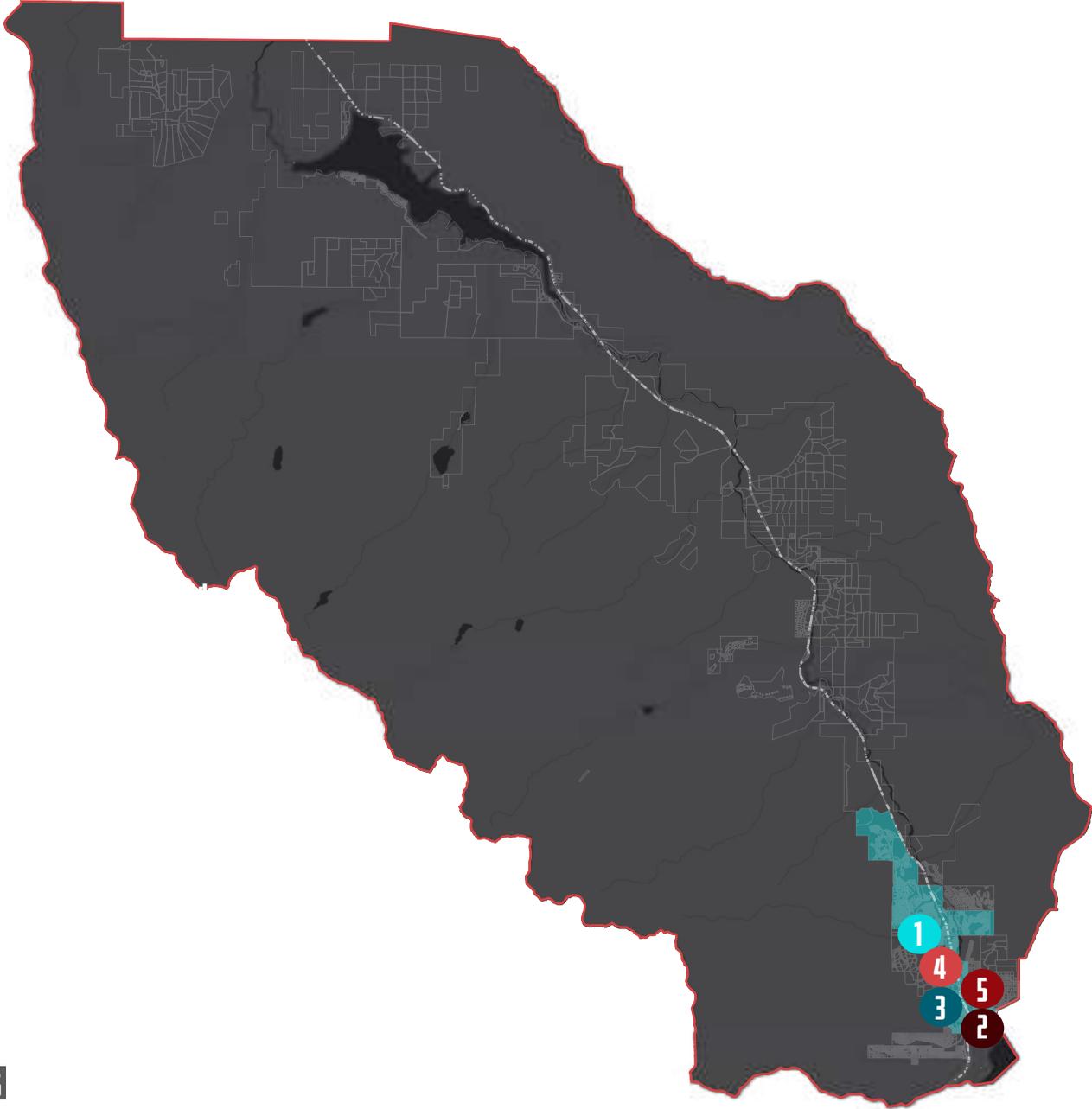
## 20 BOEC EMPLOYEE LODGE



Custom Mountain Architects  
Architectural Firm • 111 South Aurora Blvd. #100  
Breckenridge, Colorado 80424  
303.469.1234

 **Breckenridge  
Outdoor  
Education  
Center**  
**Wellington Offices  
Remodel & Expansion**

# HOUSING PROJECTS LOWER BLUE BASIN



# PROJECTS

1

**SMITH RANCH**

2

**SOLARADO**

3

**BLUE RIVER APARTMENTS**

4

**VILLA SIERRA MADRE I & II**

5

**RETREAT ON THE BLUE**

# 1 SMITH RANCH





# of Units: +/- 200 Deed Restricted

Density: 3.8 UPA

Type: Single Family, Duplex, & Townhome

Occupancy: Owner Occupied

Initial Pricing: 80%-120% AMI

Neighborhood Amenities: Soft Surface Trail, Green Corridor, Public Transit

Completion: Phase I (60 units) currently under construction and projected to be complete summer of 2019.



A Public / Private Partnership on existing vacant land. The Town of Silverthorne provided the land which was purchased in 2008 for \$3.5 million, and contributed a portion of the infrastructure for Phase 1. The developer financed construction and the Town waived water and sewer tap fees. The Town also waived planning and building fees.



The Developer manages the initial sale of the homes. All applicants for deed restricted homes must meet the employment requirement of 30 hours per in Summit

County and be qualified by the SCHA.

Units can be purchased by earners making up to 20% more than the AMI target and priority is given to earners within 10% of the AMI Target for a unit.



Employment: 30+ hours per week on an annual average basis in Summit County

Income Limits: 80% - 120% AMI

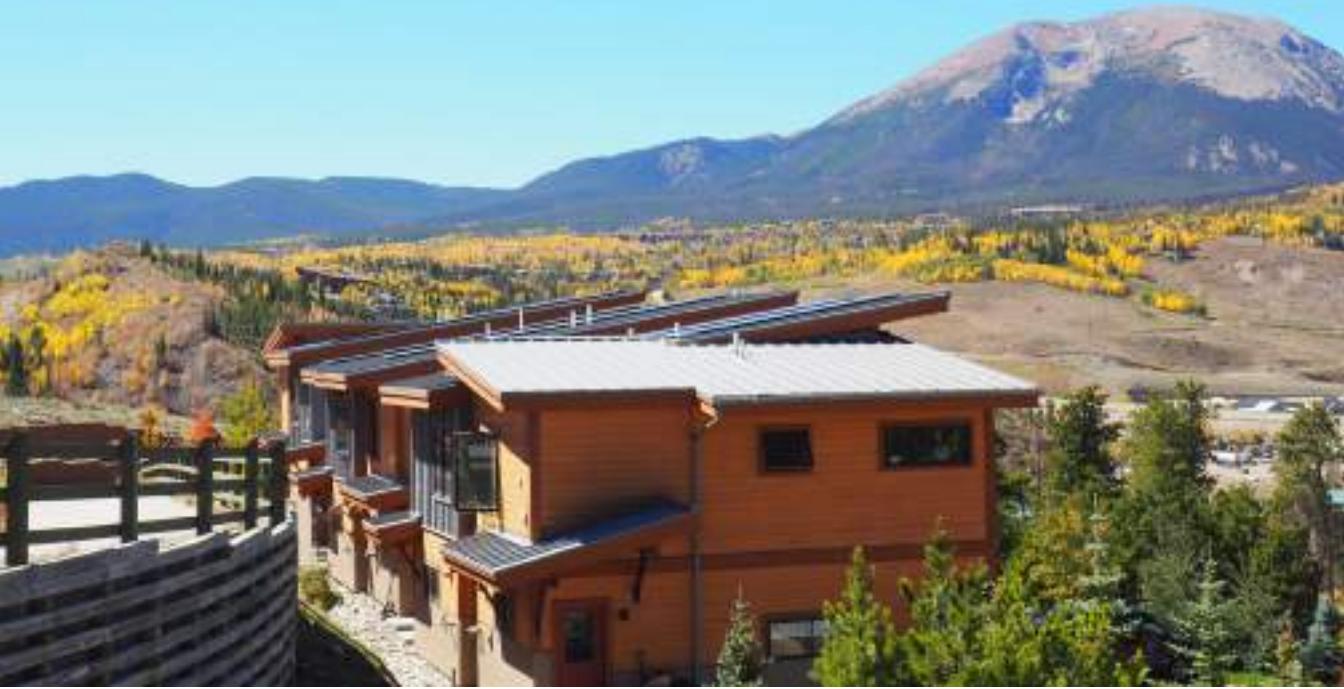
Appreciation Limit: 2% per year not compounded annually

Commission: 1.75% of the resale price can be added to final resale price

Capital Improvements: 5% of the initial purchase price over a cumulative period of 10 years and the same 5% for each successive 10 year period

Retirement: A person at or above full benefit age for federal Social Security may remain in unit, so long as they occupied the unit for a period of 7 years

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants



8 unit condominium complex consisting of 4 buildings with common area.

Construction Complete: 2009



Employment: 30 hrs per week on average annual basis.

Appreciation Limit: Lesser of 3% or % increase in AMI



Built in partnership with Maryland Creek Ranch in order to meet the terms of the Annexation Agreement.



2009 original purchase price \$250,031.

Restricted to 110% AMI.



78 Apartments  
2 bed / 1 bath  
3 bed/ 2 bath

Construction Complete: 1994



Built Using LITHC.



LITHC restrictions set to expire in 2022.



Restricted to 60% AMI and below.

## 3 BLUE RIVER APARTMENTS



# 4 VILLA SIERRA MADRE I & II



**125 Apartment Units**  
**1-3 bedroom units**  
**Construction Complete:**  
**1993 and 2013**



**Constructed by the**  
**Archdiocese of Denver.**  
**Built using LITHC.**



**Always has a long**  
**wait-list**



**Restricted to 60% AMI**  
**and below.**



4 condos mixed within larger development.

1 and 2 bedroom homes with on-site hot tubs, detached 1 car garage and an ideal walkable location.

Construction Complete: 2001



Restricted to 100% AMI



Developer provided units.



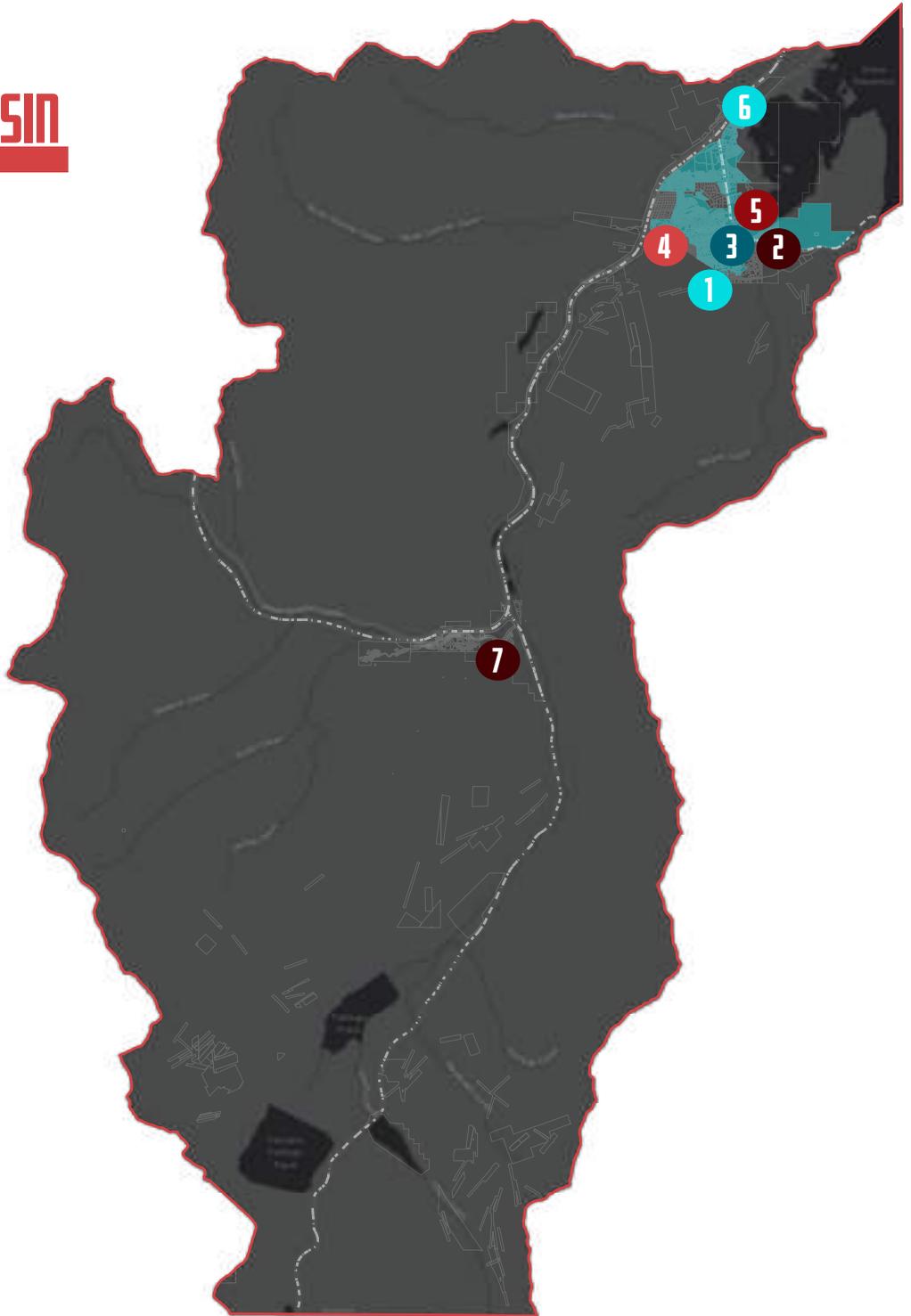
Employment: 30 Hours / week on an annual basis.

Appreciation Limit: Lesser of 5% increase per year or % increase in AMI

# 5 RETREAT ON THE BLUE



# HOUSING PROJECTS 10 MILE BASIN



# PROJECTS

- 1** PEAK ONE NEIGHBORHOOD
- 2** OPHIR MOUNTAIN
- 3** SOUTH END VILLAGE
- 4** MARY RUTH
- 5** COYOTE VILLAGE
- 6** LAKE HILL
- 7** COPPER MOUNTAIN RESORT HOUSING

# 1 PEAK ONE NEIGHBORHOOD





# of Units: 69 total units : 61 restricted income & 8 market rate

Density: 5.4 UPA

Type: Single Family Detached and Duplex

Occupancy: Owner Occupied

Initial Pricing: 80%-160% AMI

Neighborhood Amenities: Open Green Space, Trails, Energy Efficient Homes, proximity to schools and downtown Frisco

Construction Complete: Winter of 2015



The Town of Frisco donated the land and provided fee waivers. Other funding was self generated by developer with private equity and construction lending funds. The local affordable housing policies helped to seal the deal along with extensive and successful public engagement and comprehensive master planning.



The Developer worked with SCHA to process applications for the initial owners. The homes were originally priced in the \$250,000 to \$400,000 range. The market rate homes require that the homeowners work in Summit County year round at least 30 hours/week. Priority is given to those who work in Frisco and then opens to all employees in the County.



Employment: 30+ hours per week on an annual basis in Summit County

Income Limits: 80% - 160% AMI

Appreciation Limit: Lesser of 3% per year or % change in AMI

Commission: 1.75% of the resale price can be added to final resale price

Capital Improvements: Permitted Capital Improvements (PCIs) are broken into 4 categories based on AMI. 80% are not allowed PCI. Up to 120% AMI PCI can be added up to 10% of base price. Units up to 160% AMI may add any amount of PCI

Retirement: A person over 65 years of age shall remain a resident as long as they have occupied the unit for at least 7 years prior to retirement

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants

# 2 OPHIR MOUNTAIN VILLAGE



**# of Units:** 28 units 4 fourplexes & 6 duplexes.

**Density:** 8.86 UPA

**Occupancy:** Owner Occupied

**Construction Complete:** 1997



**Resale of unit must be listed with SCHA. Priority given to those who have worked the longest in Summit County.**



**Land Lease for Affordable Housing Development between the County and the SCHA in 1997. On of the first affordable workforce housing projects in Summit County.**



**Employment:** 30+ hours per week for 50 weeks/year in Summit County

**Income Limits:** 80% AMI

**Appreciation Limit:** Lesser of 3% per year or % change in AMI

**Commission:** Cannot be added to sale price

**Capital Improvements:** 10% of initial purchase price every 10 years.



**# of Units: 8 Total**

**AMI Breakdown:**

**6 units at 90%**

**1 unit at 100%**

**1 unit at 110%**

**Construction Complete:  
2005**



**Employment: 30+ hours per week  
for 50 weeks/year in Summit  
County**

**Income Limits: 90, 100, 110%  
AMI**

**Appreciation Limit: Lesser of 3%  
per year or % change in AMI**

**Commission: Cannot be added to  
sale price**

**3**

## **SOUTH END VILLAGE**





**# of Units:** 9 units total

**Type:** Rental

**Initial Pricing:** \$1,270 - \$1,530 per month depending on unit.

**Rent Includes:** Trash, Water, Sewer, Snow Removal

**Construction Complete:** late fall 2018



The site was chosen during the Housing Task-force initiative. The town is the owner and developer and they are focusing on employee housing for their own Town employees and workforce in the Ten Mile Basin.



Four (4) units will be reserved for Town employees and the other four (4) units will be rented to employees within the Ten Mile basin. One (1) unit is reserved as a Transitional unit for Town employees.



Tenants will not be allowed to own other property. The Town of Frisco will manage the rental process for the units.



# of Units: 8 units total  
 4 deed restricted units  
 Type: Multi-family town-homes  
 Initial Pricing: \$332,553  
 (100%AMI)  
 HOA Fees: \$250/month  
 Construction Complete: Built in  
 1973 Converted Summer of 2018



Existing town-home units that  
 the Town of Frisco purchased  
 as buy-down units for a cost  
 of ≈\$1.76 million. The seller  
 updated interiors and is  
 required to construct new 2  
 car garages for each unit.



Employment: Two (2) town units  
 for Town of Frisco Employees.  
 Two (2) units must earn living  
 from business operating within  
 Ten Mile Basin working 30 hours  
 per week.  
 Appreciation Limit: 2%/year



SCHA handled sales of  
 two units. The initial  
 sale income limits were  
 no more than 140% AMI.

## 5 COYOTE VILLAGE





The Lake Hill property is a 45 acre parcel located adjacent to the Town of Frisco. A Master Plan was completed in 2017.

Potential # of Units: TBD - Master Plan accommodates ≈400-500 units.

Type of Units: Multi-Family, Townhomes, Single Family Attached and Detached.



The approximately 45 acre parcel of land was purchased via an Act of Congress from the Forest Service. The deed specifically states that this site is to be used as Workforce Housing. It has taken over sixteen (16) years of collaborative planning to get to the point where it is now.

Currently the property is going through a Site Impact Analysis required for rezoning which is anticipated to be complete Summer of 2019.



Copper Mountain Planned Unit Development (PUD) contains requirements for the development of Affordable/Employee Housing. The fulfillment of all required bed credits shall be completed by December 31, 2023. The bed credits fall into three different categories of housing: Integrated Housing Units (IHUs), For Sale Housing, and Seasonal Rental Housing.

The Edge Building  
542 Bed Credits (BC)  
Integrated Housing Units  
274 Bed Credits  
Copper Point Townhomes  
30 Bed Credits  
Remaining to be Built:  
30 Affordable Housing BC  
50 Employee Housing BC

2

## COPPER MOUNTAIN RESORT HOUSING



# HOUSING PROJECTS SNAKE RIVER BASIN



# PROJECTS

**1** WEST HILLS PHASE 1 & 2

**2** WINTERGREEN

**3** SAIL LOFTS

**4** MOUNTAIN CREEK APARTMENTS

**5** SODA CREEK CONDOS

**6** KEYSTONE RESORT HOUSING

# 1 WEST HILLS PHASE I & II





### PHASE I

# of Units: 25 units

Density: 8.25 UPA

Occupancy: Owner Occupied

Unit Type: Duplex & Triplex

Initial Unit Pricing: \$226,499 to \$399,379 (80-110% AMI(2017))

Completed: September 2018

### PHASE II

# of Units: 41 units

Density: 7.09 UPA

Occupancy: Owner Occupied

Unit Type: Duplex, Triplex & Condos

Initial Unit Pricing: \$212,126 to \$441,149 (70-110% AMI(2018))

Construction Complete: Summer 2019



### PHASE I

A private development that fulfilled requirements of a market rate project in the Snake River Basin. The Land was provided to the developer by Summit County.

### PHASE II

A public private partnership between Summit County and West Hills LLC. The County provided the land, as well as fee waivers for planning, building and bonding. Summit County also contributed a financial subsidy to drive sales prices down.



The Developer manages the initial sale of the homes. All applicants for deed restricted homes must meet the employment requirement of 30 hours per in Summit

County and be qualified by the SCHA. Priority is given to those who work in the eastern portion of the Snake River Basin, then opens to all of Summit County Employees.



Both Phases have very similar deed restrictions.

Employment: 30+ hours per week on an annual average basis in Summit County

Income Limits: 90% - 130% AMI

Appreciation Limit: Fixed 2% per year

Commission: 1.75% of the resale price can be added to final resale price if seller is using a licensed realtor or attorney with proof of fees

Capital Improvements: 10% of the initial, base sale price can be added over a period of 10 years.

Retirement: Must be age 67 and have lived in that unit for 7 years and worked in the county for 15 prior years. (Phs I is 65 years, 5 years in unit and 7 years employed)

Rent: No Short Term Rental Allowed. Owners can rent rooms to qualified tenants

## 2 THE VILLAGE AT WINTERGREEN





**# of Units: 196 Total Units**  
**40 LIHTC 30%-60% AMI Rental**  
**120 Long Term Rental Units**  
 (avg. 100% AMI)  
**36 Seasonal Resort Employee**

**Density: Approximately 20 UPA**

**Occupancy Type: Rental (seasonal & long-term)**

**Neighborhood Amenities: Community Gardens, Play Areas, Trail Connections, Community Centers, Bus Stops**

**Future Neighborhood Development: 80 Child Daycare Facility**

**Construction Complete: LIHTC and Employee Housing in Summer 2019; Long Term Rental Units in Summer 2020**



**The Wintergreen Neighborhood includes both private investment in addition to a public/private partnership. Summit County provided a \$300k long term loan in support of the LIHTC project. SCHA holds a .01% equity interest in the LIHTC project to enable property tax exemption for this portion of the project.**



**Gorman & Company manages the income qualification and the local tenant selection process. The covenant requires prioritization for local Keystone Resort/Snake River basin employees in the first 20 days, then opens to all county employees. Gorman entitled, constructed, and will manage the Wintergreen Neighborhood development.**



**Employment: 30+ hours per week on an annual average basis in Summit County**

**Income Limits: Low Income Units offered at 30% - 60% AMI. Seasonal housing units have 10 year lease to Vail Summit Resorts Inc. and then can be converted to long term units. Long Term Units must abide by the priority Leasing Process which is offered to Employees or Employers of Keystone Resort. Then it can open up to all county employees.**

**Rental Rates: The initial average rental rate of all the Long Term Rental units must be 100% AMI (and may go up, but not to exceed 120% AMI).**



**# of Units:** 48 units total  
12 Deed restricted split between 2 buildings. 8 units are restricted to AMI and 4 units only have a work requirement



**Developer is initially responsible for the sale of the units. Initial pricing of the units range from \$232,197-\$489,000.**

**Occupancy:** Owner Occupied

**Construction Complete:** Winter 2018



**Employment:** 30 hours per week on annual basis in Summit County.



**A Development partnership between Dillon Ridge Investments, LLC and the Town of Dillon.**

**Income Limits:** 90% - 130% (20% additional income allowance for qualified occupants)

**Appreciation Limit:** On restricted AMI units resale price is calculated based on permitted capital improvements and application AMI restrictions.

**Rental:** Units may be rented to an approved tenant, and may not be short term rented.



# of Units: 30 units

Occupancy: Rental

Construction Complete: 1988



Rent is based on an individuals income. The rent is calculated at 30% of gross income; allowing deductions for the disabled, elderly and for persons with dependents - so the rents are lower. Heat is included in the rent, with tenant paying electric, phone cable etc.



This is a tax credit apartment complex based upon income and managed by the U.S. Department of Rural Development.



Income limits are based on household size. Income limits are based on initial application and may increase while living in unit.

4

# MOUNTAIN CREEK APARTMENTS



# 5 SODA CREEK CONDOS



**# of Units: 40 Units Total**

**Occupancy: Owner Occupied**

**Construction Complete: 1997**



**Developed early 2000s.**



**Occupants must be qualified through the SCHA prior to purchase.**



## **20 Units Full Deed Restriction**

**Employment: 30 hours per week on an annual basis.**

**Income Limits: 100% AMI**

**Appreciation Limit: Lesser of two (2) calculations determining the cost of living appreciation.**

**Rental: Can be rented to qualified occupants with approval and is limited to 12 months.**

## **20 Units No STR Restriction**

**The only term requirement for 20 of the 40 units is that they cannot be short term rented for a term less than 6 months.**



The Keystone Resort Planned Unit Development (PUD) contains requirements for the development of Affordable/Employee Housing. Owner/Developer to provide 40% of the Peak Season full time Employees and 60% of the Seasonal Employees. Latest edition will be Wintergreen Employee Housing in 2019.

## Units/Beds

Sagebrush: 144/288

Sunrise 1,2,3: 56/198

Tenderfoot: 126/358

## 6 KEYSTONE RESORT HOUSING



# Summit County Housing

**This booklet was created in collaboration with all the jurisdictions in Summit County as well as the Summit Combined Housing Authority (SCHA). For more information regarding specific projects contained in specific jurisdictions see below.**

## **The Town of Breckenridge**

Nicole Rex - nicholer@townofbreckenridge.com

## **The Town of Silverthorne**

Lina Lesmes - llesmes@ilverthorne.org

## **The Town of Dillon**

Tom Acre - tomacre@townofdillon.com

## **The Town of Frisco**

Katie Kent - katiek@townoffrisco.com

## **Summit County**

Sarah Meggison - sarah.meggison@summitcountyco.gov

## **The Summit Combined Housing Authority (SCHA)**

970-453-3555 or [info@summithousing.us](mailto:info@summithousing.us)