



Summit County Housing Plan



Updated July 2022





Summit County Housing Plan

Background & Purpose

- Community Affordability is a top priority of the BOCC and a key component of the County's overall Strategic Plan.
- To further this goal the County looks to partner with local towns, employers and developers on housing developments and deed restriction programs to increase the availability of workforce housing stock, with particular attention to attainable rental properties.

Housing Strategies

- The Housing Departments projects and programs can be broken down into the four following strategies:
 - New Housing Development
 - Preservation of Existing Housing Stock
 - Adaptive Reuse
 - Housing Policy and Code
 - Land Acquisitions/Banking





Current Strategies, Projects, & Programs

Lease to Locals: The Lease to Locals pilot program began October 15, 2021. Lease to Locals is a short-term strategy that looks to open up rental housing within the existing housing stock by incentivizing owners to move from short term renting to long term renting to our local workforce. To participate, a property is required to be located in unincorporated Summit County or the Town of Breckenridge and have a legally licensed short-term rental unit prior to 10/15/2021. Property owners are required to complete and submit an application, sign a lease with qualifying tenants, and undergo lease checks to ensure program compliance. Qualifying tenants have to work at least 30 hours per week for an employer based in and providing services for Summit County.

Landing Locals was brought on as an administrative partner to assist with the workload of the new program. The administrative work consisted of website creation, marketing of the program and communication with property owners, property managers and potential tenants, qualifying all three entities, and the providing the finalized paperwork for review and processing of incentives for program participation.

[Landing Locals/Summit County](#)





Current Strategies, Projects, & Programs

Lease to Locals:

Lease to Locals was successful in opening up new rental housing that wasn't previously available to the local workforce. Below are the general program highlights since the program's inception for unincorporated Summit County up to 7/1/2022.

Properties:	45
Number of bedrooms:	85
Workforce housed:	90
Total housed including kids:	103
Avg. Rent / bedroom:	\$1,233
Cost* per bedroom:	\$6,758
Total Incentives Committed:	\$574,000

* includes admin and marketing fee





Current Strategies, Projects, & Programs

Lease to Locals:

- Due to the success of the program opening rooms for long term rental that were not previously available, the BOCC has decided to extend the Lease to Locals program into 2023.
- For the next phase Staff is looking at implementing the following strategies:
 - Institute Rental amount caps on a per room basis
 - Offer incentives to property owners who extend their leases
 - Offer incentives to property owners who signed leases with tenants that are ending between October 22-February 23.
 - Staff providing recommendations for incentivizing existing owners who are currently long term renting.





Current Strategies, Projects, & Programs

Housing Helps:

- The Housing Helps program that launched in November 2019. The County pays existing owners, locals purchasing units, or investors 10% - 15% of the existing market value to place a perpetual deed restriction light on their home. The deed restriction “light” doesn’t include an appreciation cap, but it requires the owner or tenant to work locally in Summit County.
- The Housing Helps programs has seen significant interest and 52 units with a total of 145 bedrooms have been acquired to date. A breakout of program data is shown below:

	2019/2020	2021	2022	Total
Total Units	20	12	22 (9 in process)	52
# of Units Split with Other Jurisdictions	17	5	12 (5 in process)	32
Total # Bedroom	56	31	58	145
SC Costs	\$818,991	\$938,950	\$1,786,322 (\$2,454,422-Including In Process)	\$3,544,263



Current Strategies, Projects, & Programs

Housing Helps:

- The types of people using the Housing Helps program is broken out below:

	2019/2020	2021	2022	Total Units Funds Allocated
Owners Primary Residence	6 \$217,567	3 \$238,750	10 \$856,625	19 \$1,312,942
Local Uses Funds to purchase for PR	3 \$147,175	3 \$159,750	3 \$181,650	9 \$488,575
Investor to Use as Long Term Rental	9 \$361,573	6 \$540,550	8 \$748,047	23 \$1,650,170

[Housing Helps More Information Link](#)

[Housing Helps Application Link](#)





- **Buy Downs:** The County will purchase a favorably priced market rate unit and place a deed restriction on the property, requiring the unit's occupant to work full time in Summit County and to resell the unit at a discounted price. [Buy Downs Link](#)
- **Bristlecone Condo's:** The County purchased Bristlecone Condos an 8 unit, 21 bedroom room condo complex in Silverthorne, that was 100% occupied by local workers. All 8 units in the complex were owned by a single owner who rented long term to local families, some of the families have lived in the complex for 20+ years. After learning of the potential sale and the likely displacement of local workers the County negotiated a contract to purchase all 8 units from the owner for \$2.6M and closed the transaction on Thursday June 30th. The County is looking to keep the existing tenants and lease rates. Corum Property Management is providing management services for the leasing and the property management.
- **780 Little Beaver Trl:** The County purchased this 8 bedroom unit in Silverthorne for use by Transit Department employees in August 2021.
- **1942 Boreas Pass Rd. #5B:** The County purchased this 1 bedroom condo for use by a Transit Department employee in July 2022. The condo is conveniently located for the Transit Department and presented a good opportunity to provide additional housing for the department in the Upper Blue.



Current Strategies, Projects, & Programs

Adaptive Reuse –

Adaptive reuse is a term that refers to the process of taking an existing structure and updating or adapting it for a new use or purpose. Across the country this strategy is often used to convert hotels into market rate/luxury apartments and condos. For many years leisure travelers preferences have been shifting from hotels to home rental platforms. This shift along with several new hotels being built within the area and a tight labor market have created the opportunity for the County to start converting some hotel space into long term rental space for the local workforce.





Current Strategies, Projects, & Programs

Alpine Inn: The County began Master Leasing the Alpine Inn, a 38 room hotel on June 15, 2021, for long term rentals to the local workforce. The County is reserving 6 of these rooms as transitional housing for County staff with the remainder of the rooms being leased to local workers and businesses. When the hotel opened up for leasing there was strong demand with over 200 people inquiring about renting a room. The first term of the lease expired on 6/30/22. The County extended to lease for another year, or 6/30/23. There continues to be strong demand from the local workforce to live in the Alpine Inn.

[To Find out more about the Alpine Inn](#)

Additional Hotel Master Leasing/Purchases: The County is currently negotiating with two additional properties to convert them to workforce housing. The County will continue to pursue additional hotel and commercial master leasing/purchase opportunities as they arise.





Current Strategies, Projects, & Programs

Housing & Development Code Updates

- In-house Housing code updates were adopted on June 14, 2022 that allowed for detached ADUs, and many other changes to promote workforce housing. [Summit County Housing Code](#)
- Code Audit: The county hired Logan Simpson to do a full Code Audit and make recommendations to streamline the building of workforce housing. Logan Simpson recently interviewed community stakeholders about our code and presented a report of its findings July 6, 2022. Next Logan Simpson will host an open house with the public, review case studies and perform online poll questions. It is expected that Logan Simpson's Final Report and draft recommended code language will be provided by October 2022. [Code Audit Link](#)
- Housing Guidelines: Staff is in the initial phase of reviewing and working on updates to the County Housing Guidelines to bring to the BOCC. Staff anticipates bringing updates to the County's Housing Guidelines to the BOCC in a Fall 2022 work session.

[Housing Guidelines Link](#)





Current Strategies, Projects, & Programs

Waive or Reduce all County Fees on Workforce Housing Projects for the Next 12 Months

- The BOCC waived all County fees for 12 months starting on July 1, 2021 for Workforce Housing Units including ADU's.
 - Average deed restricted multi-family combined Building/Planning/Engineering fees - \$1,520/unit
 - Average deed restricted townhome combined Building/Planning/Engineering fees - \$5,375/unit
 - Average deed restricted single family combined Building/Planning/Engineering fees - \$6,784/unit
 - Average ADU combined Building/Planning/Engineering fees - \$4,958/unit
- The BOCC then extended the waiver of fees for another year until June 30, 2023.





Current Strategies, Projects, & Programs

Stand Alone ADU Stock Plans Program:

- Staff is currently in the process of drafting an RFP to request a local architect create stock plans for 3-4 different ADU designs.

ADU Low Interest Loan Program

- Staff has met with CHFA and had initial conversations about developing a Low Interest Loan Program in partnership with a Local Bank to allow property owners to get a low interest loan to build or obtain a modular ADU for their property.

ADU Grant Program:

- Staff is currently developing an ADU Grant program where we expect to offer grants between \$30,000-\$60,000 to either bring noncompliant ADU's into compliance or build/bring a new ADU on site. A potential ADU grant program will be brought to the BOCC for review at a Fall 2022 worksession.





Current Strategies, Projects, & Programs

Wintergreen II

- Wintergreen was originally approved for a total of 243 units, 47 more than the 196 that were built.
- Gorman & Co. is interested in developing the remaining 47 units as LIHTC units and was approved for LIHTC credits to build 47 additional units. The project is currently in preliminary development design and entitlements. CHFA has awarded Summit County and Gorman & Company 4% tax credits for this project, pending approval of the site plan. DOH committed \$15K/unit with the County matching an additional \$15K/unit.
- Increased building costs and interest rates have resulted in a need for an increased subsidy from both the County and DOH in order for the project to move forward.
- Gorman & Co. has resubmitted with DOH requesting a grant of \$35K/unit and requested \$30K/unit subsidy from the County.
- Staff is working with DOH to reallocate \$525,000 of CDBG funds from a generally unused down payment assistance program to sewer and water hook-up fees for the project.

[Wintergreen Link](#)

Current Strategies, Projects, & Programs

Justice Center Parcel 2.1 acres

- An IGA is in place between the County and Town of Breckenridge to jointly develop the parcel.
- Site and tree surveys, Title work, and geo-tech are complete.
- The Town and County have secured \$2.5M in grants from the State.
- Final site plan documents have been submitted to the Town – the public hearing before the Planning Commission is scheduled for July 19th and Town Council on July 26th.
- The current project budget from Symmetry currently stands \$19.8 million, not including \$1.2M for solar or the re-pavement of Rankin Ave.
- Currently we are estimating the units to cost \$403K/unit to build (\$396/SF).

[Justice Center Project Link](#)



Current Strategies, Projects, & Programs

Lake Hill

- After being unable to secure water and sewer service for the Lake Hill project and the BOCC's desire for additional density on the Lake Hill site, staff is currently working on the following items for the project:
- In August 2022, staff will work with the BOCC to select a new proposed concept plan/density for the project.
- Fall 22- Fall 23 staff will work with a water/wastewater consultant to determine if the County can build its own water and wastewater treatment facility for the project.
- Early Fall 2022 staff will work with a consultant to update the Lake Hill Impact Study for the site.
- Fall 2022 staff will work with a consultant to initiate the rezoning of the property.
- [Lake Hill Project Link](#)





Current Strategies, Projects, & Programs

USFS Compound:

[USFS Compound Link](#)

- Concept Plans for the Development of the site were completed Spring 2021.

Next steps include:

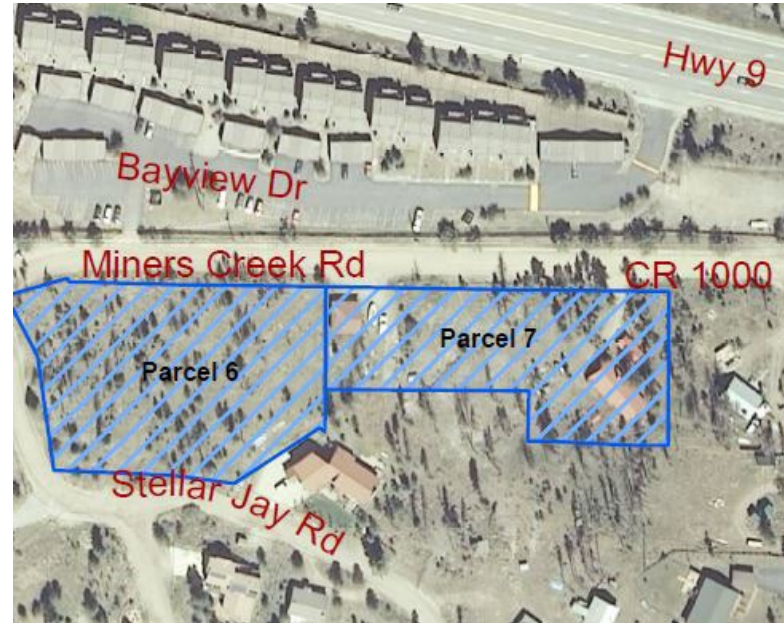
- Servitas was selected as the preferred developer for the site. Staff is finalizing the service agreement for Phase I consulting services. Working with Servitas, the County will finalize the project land plan (density and USFS needs), the rental programming to determine land values for the lease and the subsidies that will be required of the Town and County.
- Negotiation of lease terms with the USFS based on the “In Kind” services the project will provide and the USFS appraised value of the land based on a land use income model. The Town of Dillon has retained Western Land Group who is providing technical assistance to the project. This assistance is specifically related to determining the scope and terms of the appraisal to determine final value of the property favorable to all partners.
- Finalize the IGA with the Town of Dillon as development partner for the project.
- Finalize the roundabout design and path forward, including associated constraints, will it be one or two roundabouts? What’s feasible given the constraints?
 - The smaller roundabout will require easements from Denver Water who would like full entitlements of their property as part of any deal.



Current Strategies, Projects, & Programs

Bill Ranch Parcels 1.15 & .85 Acres:

- Staff engaged with a land planner in Spring 2022 and came up with a conceptual plan that accommodated 16 workforce housing units on the site.
- Staff will engage with the Town of Frisco and the Frisco Sanitation District in early Fall 2022 to discuss obtaining water and sewer service for the site.
- Staff will begin the rezoning process once water and sewer service have been obtained for the site.





Current Strategies, Projects, & Programs

Partnership with Habitat for Humanity- Soda Creek Parcel .2 acres

- The County and Summit Habitat for Humanity are currently working to finalize an MOU to outline the development of up to 6 deed restricted workforce housing units on the site.
- Once MOU is finalized Habitat will begin the rezoning effort.
- Estimated rezoning and site plan process will take 8-12 months.





Current Strategies, Projects, & Programs

Increase in SCHA Down Payment Assistance Programs

- The SCHA revolving loan fund was no longer a very competitive product because borrowers were only allowed to borrow at a 1 to 1 match with a down payment max of up to \$15,000 at a 3% interest rate over 20 years.
- Staff worked with the SCHA in early 2022 to make changes to the program. These changes resulted in borrowers being allowed to borrow at a 2 to 1 match with a down payment max of up to \$25,000 at a 3% interest rate over 20 years.

[SCHA Downpayment Assistance Link](#)

Workforce Housing 101 and Updated Housing Brochure

- Staff worked with the Building, Planning & Engineering Departments to develop a Workforce Housing 101 brochure that is now available to the public.
- Staff will be working with the Communications Department to develop an updated Housing Brochure in 2022-2023.



Future Strategies, Projects, & Programs

Silverthorne Elementary Parcel (.8 acres)

- This land could potentially be used in a future land trade with the School District, Town of Silverthorne and Summit County.
- Including jointly owned parcel, the Town owns approximately 10 acres adjacent to the existing elementary school and would like to use the parcel as a part of a land trade with the school district.
- The land that may be acquired could provide the opportunity for substantially more workforce housing that the 0.8 acres the County currently owns.





Future Strategies, Projects, & Programs

Snake River WWTP Parcel (2.18 acres)

- Possible potential for future use, a wetland delineation has been completed. The wetland areas is smaller than previously understood. Resulting in an ~2 acre developable parcel. However, the site will require extensive sewer upgrades including a lift station to connect to the existing plant.
- The land will need re-zoned from its current PUD designation as a part to the waste water treatment plant.
- The buildable land sits lower than the adjacent WWTP and with additional dirt berms and landscaping the neighboring WWTP could be greatly obscured from the site.





Future Strategies, Projects, & Programs

County Commons Parcels (19.18 acres)

- The South Parcel along with Parcels 8 & 9 are land banks being held for future uses and needs within the County Commons complex. There is potential that some of those future uses could include a workforce housing component.



Future Strategies, Projects, & Programs

DNR Kennel Parcel 5.5 acres

- Breckenridge owns 75%, the County 25%
- Held for a future use, the County and Town would need to have a consensus about the parcel's potential for workforce housing and to get an understanding of the obstacles potentially faced if developing this parcel.





Future Strategies, Projects, & Programs

USFS Land Trade

- Staff has been working with the USFS to initiate a land exchange for both open space and housing parcels.
- Three or possibly four parcels that make up 10 -12 acres that have workforce housing potential that are currently owned by the USFS
- USFS land exchanges often take many years to process and this exchange is only in the very initial stages.
- Because of the time and effort to complete Land Exchanges and the lack of USFS staff, if the County hired someone to help with these exchanges, it may speed the process significantly.
- Staff plans to have additional discussions with USFS staff on this issue in the near future.





Long Term Strategies, Projects, & Programs

Analysis, Acquisition & Development of privately held parcels for workforce housing

- As a part of the 2010 Comprehensive Plan and Basin Master Plan updates, staff analyzed all parcels within the County that had the potential to be used for workforce housing. During the next Comprehensive plan update all parcels analyzed again, using the new workforce housing criteria.

Joshua Tree Transitional Housing Program:

- Likely that this would be best operated in partnership with non-profits or the faith based community.
- Staff is interested in exploring the acquisition of private property that could be converted into transitional or another type of housing.

