



PLANNING COMMISSION AGENDA

Tuesday, October 04, 2016
Breckenridge Council Chambers
150 Ski Hill Road

7:00pm	<i>Call To Order Of The October 4 Planning Commission Meeting; 7:00 P.M. Roll Call</i>	
	<i>Location Map</i>	2
	<i>Approval Of Minutes</i>	3
	<i>Approval Of Agenda</i>	
7:05pm	<i>Consent Calendar</i>	9
	1. Rocky Mountain Underground ADA Ramp (CK) PL-2016-0480; 114 South Main Street	
7:15pm	<i>Worksessions</i>	19
	1. Housing Needs Assessment (LB)	
7:45pm	<i>Town Council Report</i>	
8:00pm	<i>Adjournment</i>	

For further information, please contact the Planning Department at 970/453-3160.

***The indicated times are intended only to be used as guides. The order of projects, as well as the length of the discussion for each project, is at the discretion of the Commission. We advise you to be present at the beginning of the meeting regardless of the estimated times.**



Rocky Mountain Underground
 ADA Ramp
 114 South Main Street



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Breckenridge South



PLANNING COMMISSION MEETING

The meeting was called to order at 7:00 pm by Chair Schuman.

ROLL CALL

Mike Giller	Christie Leidal	Ron Schuman
Dan Schroder	Gretchen Dudney	Jim Lamb
Dave Pringle (arrived 7:02 pm)		

APPROVAL OF MINUTES

Ms. Leidal: On page 3, Mr. Mosher passed out new findings and conditions and it is important to note that those are the ones that were approved. On page 6, the comment I made was a question, where “if” was inadvertently omitted.

With no other changes, the September 6, 2016, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no changes, the September 20, 2016, Planning Commission Agenda was approved as presented.

WORKSESSIONS:

1) Wireless Communications Facility Ordinance Review (JP)

Ms. Puester presented. Staff worked with the Town Attorney, our specialist on this topic Attorney Ken Fellman, as well as wireless providers to develop the ordinance in conjunction with the most recent regulations which are intended to provide design standards, address height and density related to such structures and installations. Further, one of the key features of the ordinance is to create an incentive with a faster administrative review process to be in conformance with the Federal Communication Commission (FCC) recent legislation for proposed WCF. In addition, this ordinance provides guidance on preferred standards for location and design while, in turn, provide a lengthier public hearing process for those WCFs not meeting preferences. (Currently, all WCFs require a Class A development review).

The Planning Commission last reviewed and directed staff to proceed to the Town Council on June 7. The Town Council reviewed and approved this ordinance on August 9, 2016. There were some minor changes from the adopted version of the ordinance that the Planning Commission reviewed on June 7. Staff wanted to take this opportunity to familiarize the Commission with the primary issues addressed in the ordinance and answer any questions the Commission may have prior to any applications being submitted under this new policy which is effective September 8.

Primary issues addressed in the ordinance include:

- A simpler Class D major review process as an incentive for locations, types and design of facilities which is encouraged (e.g. Outside of the Conservation District; on an existing building; collocation with other carriers; in public rights of ways or facilities; commercial land use districts; community facilities; and/or DAS). (Section (D)(2) and Section (I))
- A Class A process for WCFs which are not in a preferred location and design. (Section (D)(1))
- Design Standards (Section J) which include a requirement for all WCFs to be camouflaged and concealed (Section (J)(8 & 11)); encourage collocation (Section (J)(3b)); roof or wall mounted preferred over freestanding (Section (J)(6)); and concealed with compatible design in the rights of ways (Section (J)(9)). Height limitation of 35 feet unless processed as an adjustment. (Section (J)(4))
- Special variance procedure referred to in Adjustments to Standards (Section K) to address any unforeseen issues which would allow the Town to process the applications in a timeframe established by the Federal Communications Commission (FCC).

The intent of tonight is to familiarize the Commission with this policy prior to receiving any applications.

Lets discuss it and I can answer any questions that you have.

Commissioner Questions / Comments:

- Mr. Lamb: What was the amount of time that a proposal must be addressed within if bumped up to a Class A? (Ms. Puester: It is 90 days for a D major and 150 days for an A. We have been abiding by that, but that is something important to keep in mind. If it gets bumped up to an A because the staff has concerns, the Town would still have to comply with the 90 days requirement if that is the qualification as determined by the FCC.)
- Mr. Schroder: On a variance, if we deny something, we have to have a written reason.
- Mr. Giller: A clarification: Under the Class As, it is 90 days for a co-location only but and 150 days for a new site.
- Mr. Schroder: Who gave input? (Ms. Puester: AT&T gave a lot of input, has discussions with Verizon earlier on in the process but they never sent any comments back on the drafts.)
- Mr. Pringle: Well they're not done installing sites; we will continue to get more applications. (Ms. Puester: Yes, I believe we will still see applications from all providers. I have had a few pre-applications in the past few weeks even.)
- Mr. Pringle: This might be outside of the realm of this ordinance, but if we went to a town provided antennae system (DAS) like on street lights or utilities where providers pay for use of the antennae, does anything in this preclude that? (Ms. Puester: No, if anything, it encourages that under section I. It is a very realistic possibility in some form in the future.) It seems likely that it will become a utility in the future, especially in some less inhabited areas where people don't have coverage from any providers like north of Silverthorne. So maybe municipalities and counties will eventually rent the space to providers to take care of their own needs, and I hope this policy does not preclude that from happening.
- Mr. Lamb: Something is bound to come up that we didn't think of, but looks good. (Ms. Puester: And the first staff report on something like this will certainly be more detailed and lengthier than some other reports until the Commission is used to the new policy.)

COMBINED HEARINGS:

1) Fourth Extension for Sprung Structures at Peak 8 (MM) PL-2016-0370, 1595 Ski Hill Road
Ms. Puester presented on behalf of Mr. Mosher. The applicants are requesting a fourth 3-year extension of their existing Development Permit and Variance to the Temporary Structures Policy 36/A for the use and placement of a temporary Sprung buildings that house the Peak 8 Ski School and Peak 8 Ski Rental Shop. There have been three previous renewals since the original 2006 approval. The current Development Permit #2013103, which was approved on November 26, 2013, is set to expire on April 12, 2017. The use of both structures (ski rentals and ski school) has not changed since the original permit was executed in 2006 and the facilities are still an important aspect in fulfilling the guest service requirements of the ski resort. Their use within the Sprung Structures is anticipated until Grand Colorado on Peak 8 East Building can house these facilities. With a separate approved Class D minor application (PL-2016-0358), the size of the rental shop sprung building is to be reduced to 5/8 of its current size (4,800 square feet to 3,000 square feet). This modification is in association with the Grand Colorado on Peak 8 - East Building, Development (PL-2015-0215). The sprung structures will be removed once these functions in the East Building are completed.

The applicants will remove the temporary structures within three-years of the approval of this application or when a new replacement building is completed (future Grand Lodge on Peak 8 East Building of which construction is scheduled for Spring 2018).

These temporary structures could be a substantial benefit to the public and not a detriment. The intent of Policy 36A is that, within the Town, there not be temporary structures without building permits for new permanent structures to replace these temporary structures. The intent of Policy 36A can still be followed as the Town has an approved Master Plan for Peak 7 & 8. Furthermore, Vail Resorts has provided a monetary guarantee, ensuring the

complete removal of the structures, site cleanup, and site re-vegetation, once the permit for the temporary structure has expired. In addition, the applicants have entered into an Agreement with the Town, authorizing the Town to take possession of the structures and dispose of them upon failure of the applicants to remove the structure by the agreed to date.

The growth of the skiing and snowboarding sports, as well as the rapid population growth in both Summit County and Colorado has led to an ever-increasing demand for skier services, including rentals and lessons. Furthermore, the opening of the gondola has led to many more guests beginning their day on Peak 8, which has been in need of more skier service square footage for some time. The Peak 7&8 Master Plan anticipated the creation of a permanent structure to house these needs which will be located in Grand Lodge East Building.

The Planning Department recommended the Planning Commission approve the Fourth Extension of Peak 8 Ski School and Peak 8 Ski Rental Shop Temporary Sprung and Variance Renewal request in accordance with Section 9-1-11 Variances, (PL-2016-0370) with the presented Point Analysis and the Findings and Conditions.

Ms. Puester also handed out revisions in regards to date, and to clarify that the Sprung structures will go away when the extension expires or when they move to the Grand Colorado East upon completion. After arriving, the applicant representative from Vail Resorts accepted these revisions.

Commissioner Questions / Comments:

Mr. Schroder: This has been 15 years. Do they really need this? I'm not opposing it; I just don't see this as the definition of temporary. (Ms. Puester: In the past, the ski area has voiced that the ski area needs these services at the base and the guests expect that.)

Mr. Schuman: When we approved it originally, we knew it would be there for a long while, because at that time there were still four or five buildings remaining to be built and there are still one or two. Plus there have been master plan changes as what it being built now is not what is what was originally planned.

Mr. Pringle: I have a question for the staff. I'm hoping that whatever conditions or requirements were made in 2006 on the Master Plan are reviewed to make sure that there is not anything left out over the development of all these properties up here. (Ms. Puester: We do revisit those agreements from time to time, and we will make sure that we continue to do that. The most recent one will be the realignment of Ski Hill Rd.)

Applicant representative, Jeff Zimmerman, Senior Director of Mountain Planning for Vail Resorts, arrived.

Commissioner Questions / Comments:

Mr. Schroder: Do you expect that the temporary structure will go away? (Mr. Zimmerman: Well I was hoping it would be gone after three years, but all I can say is that with the vibrancy of the economy right now and the partnership with BGV, we definitely intend on getting rid of it. It is not the resort's intention to leave it there and never has been.)

Mr. Lamb: Do you think this could be the last renewal? (Mr. Zimmerman: It is certainly not what we want and it is not what the community wants, I cannot say for sure as it is partly economically dependent when the BGV building gets completed, but we do not want to have them and as soon as the BGV lodge is up, these go away.)

Mr. Schuman opened the hearing for public comment. There was no public present for comment, and the hearing was closed.

Commissioner Questions / Comments:

Mr. Schuman: Anyone have any changes to the point analysis?

Mr. Pringle: I have no change the point analysis.

Mr. Giller: No but question, is there a possibility that one of these two structures could be removed earlier than the other? Will they go at the same time? (Mr. Zimmerman: Both of those facilities will go into the new building – 804, we call it – but I do not see any ability to remove one sooner, since they will both be going into the same building.)

Mr. Schuman: I have no comments or issues with the point analysis.

Mr. Pringle made a motion to approve the point analysis for the Fourth Extension for Sprung Structures at Peak 8, PL-2016-0370, 1595 Ski Hill Road with a passing score of zero, and to approve the Fourth Extension for Sprung Structures at Peak 8 development permit and variance to Policy 36A, PL-2016-0370, 1595 Ski Hill Road, with the presented Findings and Conditions. Mr. Lamb seconded, and the motion was carried unanimously (7-0).

DEVELOPMENT CODE STEERING COMMITTEE UPDATE:

Ms. Puester presented. We had a meeting last Thursday with the Committee; we talked a bit more about policy 5, following up on some concerns raised at the last Planning Commission meeting. We discussed policy 6 and got started on policy 7. With regards to policy 5R, the group was in agreement that most of the older condo projects are actually nonconforming in density and mass and thus, they would not qualify for any more density and not much more mass. We tried to think of some that would have the ability to add more mass but could not think of many, and they would still have to meet all the other provisions such as height, open space, snow stack, parking and so on, which would be difficult for them given how they are constructed already.

We discussed changing where the building height is measured to, but overall the consensus was to leave it as it is, to the mean of the roof, to encourage steeper roof pitches.

We talked about the stepping down roof edges. There was a recommendation of increasing the point multiplier for this in multi-family and commercial projects if the step downs were more substantial than we have seen in the past as well as maybe even in the middle or elsewhere in the rooflines to break up the masses. Maybe we could make a threshold, in the code, or establish one by precedent, where by stepping it down by more distance, we could offer more points. Additionally, we could increase the negative points for longer unbroken roof lines in this same subsection as right now it doesn't matter how long or how many buildings in a project have roof ridges over 50 feet in length, it is only one negative point right now.

We just started to get to policy 7. We talked about two subsections (site privacy and site buffering) that discuss pretty much the same thing, so we could combine them. We left off on retaining walls.

Commissioner Questions / Comments:

Ms. Dudney: Dave did you have specific projects as examples. What we found at the Committee was that there really wouldn't be any projects that could gain more mass without coming up against other problems that would prevent them from going through with a project. The most we could think of was someone possibly adding a pool house, but we could not think of anywhere where there would be a major impact since they would have to meet height, parking, snow stack.

Mr. Pringle: I am thinking about all the condos in the Inner Circle.

Ms. Leidal: Mr. Grosshuesch brought up that a lot of those projects had a down-zoning, so they were already over density and mass and therefore didn't have anything left to work with. (Ms. Puester: I believe the down-zoning happened in the land use guidelines.)

Mr. Pringle: True plus, prior to that everything came in as units and I guess at the time it was approved, units were 400 to 600 square feet and then we started getting bigger and that's when we changed from units to SFEs and established an SFE value for residential and commercial square footage. Some people in the Four Seasons may have felt like they had been down-

- zoned, but that was not exactly the case. That's the only down-zoning I can think of that may have been town-wide. (Ms. Puester: By establishing the SFEs, that capped the density, which limited density.)
- Ms. Dudney: We suggest that everyone keep thinking about the issue as you're driving around, so that we can look at it more specifically. This one can be ongoing. We do not need to have a solution chasing a problem.
- Mr. Pringle: But even mass and density are numbers that can be overcome with positive points.
- Ms. Dudney: We talked about that too, but it would be very difficult to overcome. (Ms. Puester: There are still many other things they would have to overcome within the other policies.) This only is going to have to do with projects where we're trying to encourage a little bit of amenities. The big projects that have a lot of impact will still have to get a development agreement with Council.
- Mr. Pringle: We should not underestimate the creativity of the developers in this sense.
- Mr. Lamb: I like the idea of putting the positive and negative points together in the building height step down/ridgeline policy, like the carrot and the stick.
- Mr. Pringle: Yeah, this would help incentivize more, to get the step downs closer to what we want.
- Ms. Leidal: I think we talked about deleting the positive points on this policy for single families because the HOAs will require this anyway.
- Mr. Giller: I could see some mountain modern projects not stepping down, but I support this.
- Ms. Dudney: We began discussing retaining walls and were leaning toward being subjective about it, depending on how visible it is, how high, the materials, how many trees are taken out, etc.
- Mr. Giller: One thing we like to do is to lean retaining walls back a little: they look nicer and it makes them more stable, so maybe that is something to think about. Retaining walls do rotate, so the camber kind of accounts for that in advance.
- Mr. Pringle: What about the definition of a cupola, because that is not accounted for in the height. And in the Distillery and Alpine Sports, they were able to go above our 35 foot height because of a clearstory by calling it a cupola, and I would like to prevent those from exceeding a certain height. Ms. Dudney: Where is that?) (Ms. Puester: Under exemptions in building height. We can look at that.) What was sold at the distillery was a cupola and what it ended up being was a clear story.

OTHER MATTERS:

1) Town Council Update (JP)

Ms. Puester presented. On September 13th, the marijuana license ordinance was adopted. The Council did pass the point analysis voting for planning commission at second reading. The land use district 1 changes passed at second reading. The town did a density transfer with the BOEC as did the BOEC privately for their addition at the Wellington site per the Development Agreement. The residential parking ordinance is being revised and going to town council for first reading next week. This has to do with commercial units, historically under-utilized, given the option to convert to deed-restricted residential for residents employed in Breckenridge with a waived parking allowance. The Klack Placer cabin has been landmarked. The budget retreat will be coming up in a couple of weeks for the Town Council. A lot of capital projects are being discussed, some of which would come before the Commission as town projects if given the go ahead.

Commissioner Questions / Comments:

- Ms. Dudney: There was a moratorium on new marijuana licenses, has that expired? Will we be seeing more licenses? (Ms. Puester: I am not well-versed on that one but I can get you a copy of the ordinance).
- Mr. Pringle: Is there a provision to make sure these units that will be converted to deed-restricted units will not be made into condos? (Ms. Puester: A lot of commercial units in town have already been condominiumized and can be individually sold but they would then have the deed restriction that goes along with it.)

Mr. Pringle: I think a lot of people see a financial benefit in converting the units and then selling them off. (Ms. Puester: The intent is to incentivize more deed-restricted units in the town. Most units, unless rentals, can be sold currently.) I just want to watch out for this.

Mr. Schuman: I think that Mr. Grosshuesch understands what is going on with these and is watching over them in this.

2) For the planning commission field trip, we are trying to get the date set. One thought is that with the planning commission terms (there are 3 seats up), we should maybe wait until the first week of November so that if there is a new commissioner, we can capture them in the process. Planning commission interviews will be October 11th, the date to have a letter in is October 3rd.

Mr. Schuman: From a practical sense this may not be the best because of snow, but it does make logical sense to wait.

Mr. Pringle: It may be, at this point, appropriate for me to step back. The reason I stayed on in the past, was because in the past the commission was not as strong, but this is no longer the case. I'm retiring next year and we might want to travel more but I have not made a decision yet. I just want you all to know that I am considering it at this time. I will only apply if I feel that I can commit.

Mr. Giller: You do have great institutional memory.

Mr. Schuman: It is your decision, but we would love to have you stay.

ADJOURNMENT:

The meeting was adjourned at 8:30 pm.

Ron Schuman, Chair

Item History

This small commercial building had its start in the 1940s when it served as the Mountain States Telephone building. In 1976, the small building was converted to commercial retail use when it became the Ski Stop Ski Shop, owned by Janet O. and Henry A. Fontaine. To accommodate its new retail use, the building was extensively remodeled, and an addition was built onto the south elevation. The renovation completely hid the telephone building's original core. Five years later, in 1981, a 637 square-foot retail space was added to the south end of the building, expanding it to 1,746 square feet. That year, John R. and Claudia G. Weeks changed the ski rental shop to an electronic game arcade and snack bar, renaming the business "The Ski Stop (Main Street Arcade)." The Deli Stop moved into the building in 1985, and The Record Store and Clay Basket shared the building in 1992. Whit's Record Store and Hot Shop occupied the two retail spaces in 1995. The most recent tenant businesses were Canary in a Clothes Mine, a clothing shop, and Greta's Ice Cream, Candy and Gifts.

Staff visited the site during the change of use application and determined that there is no remaining historic fabric.

Over the years the building has had a variety of commercial uses; however, there has never been a restaurant/ bar use approved on the property and this change of use is necessitating the ADA accessibility per the Town's Building Code.

Staff Comments

The proposal includes an ADA accessible ramp in the front northern portion of the property, refinishing the southern concrete patio and removing the rock fill filled planter beds. The railing is proposed as a black powder coated finish. The applicants propose to enhance the pedestrian appeal of the property by utilizing seasonal flower planters and outdoor seating. Staff has included an analysis below of the applicable policies related to this application.

Social Community (24/A & 24/R): Staff notes that the Development Code policies that related to the Handbook of Design Standards for the Historic and Conservation Districts (and all Character areas) has been moved from Policy 5, Architectural Compatibility to Policy 24, The Social Community.

For all Priority Policies (Absolute):

Historic And Conservation District: Within the conservation district, which area contains the historic district (see special areas map10) substantial compliance with both the design standards contained in the "handbook of design standards" and all specific individual standards for the transition or character area within which the project is located is required to promote the educational, cultural, economic and general welfare of the community through the protection, enhancement and use of the district structures, sites and objects significant to its history, architectural and cultural values.

For all Design Standards (Relative):

3 x (-5/+5) E. Conservation District: Within the conservation district, which contains the historic district, compatibility of a proposed project with the surrounding area and the district as a whole is of the highest priority. Within this district, the preservation and rehabilitation of any historic structure or any "town designated landmark" or "federally designated landmark" on the site (as defined in chapter 11 of this title) is the primary goal. Any action which is in conflict with this primary goal or the "handbook of design standards" is strongly discouraged, while the preservation of the town's historic

fiber and compliance with the historic district design standards is strongly encouraged. Applications concerning development adjacent to Main Street are the most critical under this policy.

The applicant proposes to install an ADA accessible ramp as required by the Town's Building Code due to Unit B's change of use to a Bar/Restaurant.

Priority Policy 217, *Maintain the alignment of building fronts at the sidewalk edge.*

- *Store fronts should align with the sidewalk edge in the Main Street Core Commercial Character Area.*

The building is a legal non-conforming, non-historic structure which is set back from the front property line and features a wooden deck, cement patio and rock filled planter boxes. If the structure were to be built today it would have to be aligned with the front property to maintain the alignment of building fronts at the sidewalk edge. Since the property has an existing wooden deck and cement patio staff believes the proposed ADA ramp is not a significant deviation from the existing conditions to warrant failing this policy. The applicants have done a good job designing the ramp to have a similar footprint to the existing deck and have selected 2" x 2" black powder coated steel handrails to minimize the visual appearance from the street. Staff believes the proposal does not conflict with the intent of Priority Policy 217 since it is modifying an existing condition to meet a requirement of the Town's Building Code.

Priority Policy 209, *Enhance the pedestrian-orientation of Main Street Commercial Character Area in all development.*

- *Use these techniques to contribute to a sense of pedestrian scale and provide visual interest.*
 - *Create paths through sites that allow pedestrians to filter onto Main Street from adjoining areas*
 - *Provide sitting areas and nooks to encourage leisurely enjoyment of the street*
 - *Create pedestrian scaled signs that can be read by passers-by*
 - *Provide interpretive markers that explain the historic and natural resources of the area to pedestrians*
 - *Sponsor public art installations that add accent to the street*
 - *Create areas of landscaping using materials that encourage pedestrian use.*

The creation of the ADA Ramp provides a better connection to Main Street to all patrons. The refinished patio area will be utilized for outdoor seating that will add street life to the downtown area. The rock filled planter boxes will be removed and temporary seasonal flower boxes will be placed on the edge of the patio facing the street. Staff believes the proposed improvements meet the intent of Priority Policy 209.

Priority Policy 210, *Develop building fronts that reinforce the pedestrian-friendly character of the area.*

- *Avoid large blank wall surfaces that diminish pedestrian interest.*
- *Split level entries at elevations other than sidewalk grade are inappropriate.*
- *Where store fronts are not feasible, use other visually interesting architectural decoration or landscaping treatment to provide interest.*

As mentioned above, the property has a legal non-conforming structure that will remain unchanged. The proposal will improve the overall appearance of the property and create more visual interest. Staff believes the proposal complies with Priority Policy 210.

Placement Of Structures (9/A & 9/R): The majority of the improvements will remain in the same location with the exception of the northern portion the ramp will expand to the northern property edge to achieve the required ADA grade. Structures are allowed to be built at the property line in land use district 19. Although this is not a structure, staff is supportive of the ramp location given the site constraints at this property.

Point Analysis (Section: 9-1-17-3): Staff conducted an informal point analysis and found all the Absolute Policies of the Development Code to be met, and no reason to assign positive or negative points to this project under any Relative policies.

Staff Decision

The Planning Department has approved the Rocky Mountain Underground ADA Ramp located at 114 S. Main Street, Lot 14, Bartlett and Shock Subdivision (PL-2016-0480) with no points warranted, and recommends the Planning Commission uphold this decision.

TOWN OF BRECKENRIDGE

Rocky Mountain Underground
ADA Ramp
114 S. Main Street
Lot 14, Bartlett and Shock Subdivision
PERMIT PL-2016-0480

FINDINGS

1. The proposed project is in accord with the Development Code and does not propose any prohibited use.
2. The project will not have a significant adverse environmental impact or demonstrative negative aesthetic effect.
3. All feasible measures mitigating adverse environmental impacts have been included, and there are no economically feasible alternatives which would have less adverse environmental impact.
4. This approval is based on the staff report dated **September 26, 2016**, and findings made by the Planning Commission with respect to the project. Your project was approved based on the proposed design of the project and your acceptance of these terms and conditions imposed.
5. The terms of approval include any representations made by you or your representatives in any writing or plans submitted to the Town of Breckenridge, and at the hearing on the project held on **October 4, 2016**, as to the nature of the project. In addition to Commission minutes, the audio of the meetings of the Commission are recorded.

CONDITIONS

1. This permit does not become effective, and the project may not be commenced, unless and until the applicant accepts the preceding findings and following conditions in writing and transmits the acceptance to the Town of Breckenridge.
2. If the terms and conditions of the approval are violated, the Town, in addition to criminal and civil judicial proceedings, may, if appropriate, issue a stop order requiring the cessation of work, revoke this permit, require removal of any improvements made in reliance upon this permit with costs to constitute a lien on the property and/or restoration of the property.
3. This permit expires eighteen months from date of issuance, on **April 11, 2017**, unless a building permit has been issued and substantial construction pursuant thereto has taken place. In addition, if this permit is not signed and returned to the Town within 30 days from the permit mailing date, the duration of the permit shall be eighteen months, but without the benefit of any vested property right.
4. The terms and conditions of this permit are in compliance with the statements of the staff and applicant made on the evidentiary forms and policy analysis forms.
5. Nothing in this permit shall constitute an agreement by the Town of Breckenridge to issue a certificate of compliance for the project covered by this permit. The determination of whether a certificate of occupancy should be issued for such project shall be made by the Town in accordance with the applicable provisions of the Town Code, including, but not limited to the building code.
6. All hazardous materials used in construction of the improvements authorized by this permit shall be disposed of properly off site.

PRIOR TO ISSUANCE OF BUILDING PERMIT

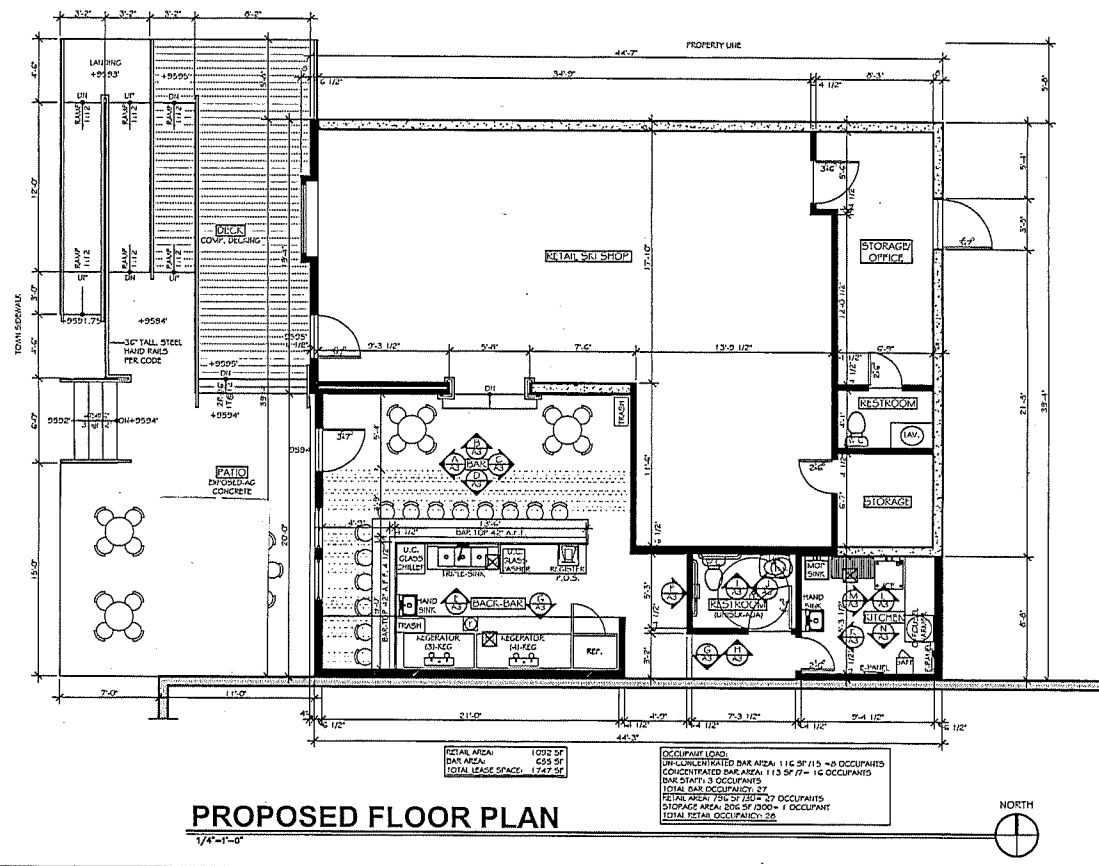
7. Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans.
8. **Applicant shall submit and obtain approval from the Town of a construction staging plan indicating the location of all construction material storage, fill and excavation material storage areas, portolet and dumpster locations, and employee vehicle parking areas. No staging is permitted within public right of way without Town permission. Any dirt tracked upon the public road shall be the applicant's responsibility to remove. Contractor parking within the public right of way is not permitted without the express permission of the Town, and cars must be moved for snow removal. A project contact person is to be selected and the name provided to the Public Works Department prior to issuance of the building permit.**
9. Applicant shall install construction fencing in a manner acceptable to the Town Engineer. An on site inspection shall be conducted.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

10. **Applicant shall revegetate all disturbed areas where revegetation is called for, with a minimum of 2 inches topsoil, seed and mulch.**
11. At all times during the course of the work on the development authorized by this permit, the permittee shall refrain from depositing any dirt, mud, sand, gravel, rubbish, trash, wastepaper, garbage, construction material, or any other waste material of any kind upon the public street(s) adjacent to the construction site. Town shall provide oral notification to permittee if Town believes that permittee has violated this condition. If permittee fails to clean up any material deposited on the street(s) in violation of this condition within 24 hours of oral notice from Town, permittee agrees that the Town may clean up such material without further notice and permittee agrees to reimburse the Town for the costs incurred by the Town in cleaning the streets. Town shall be required to give notice to permittee of a violation of this condition only once during the term of this permit.
12. The development project approved by this Permit must be constructed in accordance with the plans and specifications, which were approved by the Town in connection with the Development Permit application. Any material deviation from the approved plans and specifications without Town approval as a modification may result in the Town not issuing a Certificate of Occupancy or Compliance for the project, and/or other appropriate legal action under the Town's development regulations.
13. No Certificate of Occupancy or Certificate of Compliance will be issued by the Town until: (i) all work done pursuant to this permit is determined by the Town to be in compliance with the approved plans and specifications for the project, and all applicable Town codes, ordinances and standards, and (ii) all conditions of approval set forth in the Development Permit for this project have been properly satisfied. If either of these requirements cannot be met due to prevailing weather conditions, the Town may issue a Certificate of Occupancy or Certificate of Compliance if the permittee enters into a Cash Deposit Agreement providing that the permittee will deposit with the Town a cash bond, or other acceptable surety, equal to at least 125% of the estimated cost of completing any required work or any applicable condition of approval, and establishing the deadline for the completion of such work or the satisfaction of the condition of approval. The form of the Cash Deposit Agreement shall be subject to approval of the Town Attorney. "Prevailing weather conditions" generally means that work can not be done due to excessive snow and/or frozen ground. **As a general rule, a cash bond or other acceptable surety will only be accepted by the Town between November 1 and May 31 of the following year. The final decision to accept a bond as a guarantee will be made by the Town of Breckenridge.**
14. Applicant shall submit the written statement concerning contractors, subcontractors and material suppliers required in accordance with Ordinance No. 1, Series 2004.

(Initial Here)

CODE STUDY	
This code study was performed using the 2012 International Building Code (IBC) as amended and adopted by the Town of Breckenridge Building Department.	
1. TENANT AREA:	1,747 SF
RETAIL AREA:	1,092 SF
BAR AREA:	655 SF
2. OCCUPANCY CLASSIFICATION:	
Mercantile Group M per Section 309	
Assembly Group A-2 per Section 303	
3. OCCUPANT LOAD: Per Table 1004.1.2	
Un-Concentrated Bar Area: 116 SF/15 = 8 Occupants	
Concentrated Bar Area: 113 SF/7 = 16 Occupants	
Bar Staff: 3 Occupants	
Total Bar Occupancy:	27
Retail Area: 796 SF/30 = 27 Occupants	
Storage area: 200 SF/300 = 1 Occupant	
Total Retail Occupancy:	28
4. TYPE OF CONSTRUCTION:	TYPE V
Section 602.5, Table G01	
5. FIRE-RESISTANCE-RATED REQUIREMENTS:	NO
No work is being proposed for the exterior walls, structural elements or structural bearing walls between separate tenants or occupancies. All work scope is to non-bearing exterior partitions that have no fire rating requirements.	
6. FIRE PROTECTION:	NO
Portable fire extinguishers shall be provided per Section 906 and the International Fire Code.	
7. MEANS OF EGRESS:	I EACH SIDE
Means of egress shall be provided per Chapter 10. Means of egress illumination shall be provided per Section 1007, and exits marked per Section 1011.	
8. ACCESSIBILITY:	YES
Barrier free access is provided to both spaces (Retail & Bar) utilizing the proposed exterior patio & deck ramping system per ANSI A117.1 2009 addition.	
9. PLUMBING:	I EACH SIDE
Plumbing fixtures are provided per table 2902.1. Both the Retail and Bar space have one existing rest room, each with (1) water closet and (1) lavatory. The Retail Rest Room is provided for staff use. The Bar Rest-room shall be for the use of staff and patrons, and has been adjusted to meet ADA requirements for compatibility.	



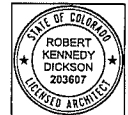
PROPOSED FLOOR PLAN
1/4"=1'-0"

GENERAL NOTES	
1.	The set of drawings contained within constitutes a "Builder's Set" only. The Contractor shall be responsible for all existing conditions, project coordination, finishes and detailing to complete the project per "Construction Industry Standards".
2.	These drawings are an instrument of service and are the exclusive property of EQUINOX Architecture LLC. They may not be duplicated, disclosed, or reproduced without the expressed written consent of EQUINOX Architecture LLC.
3.	Due to the complexity of the Design and Construction process, omissions and discrepancies may arise. Notify the Architect immediately to resolve any issues prior to any construction.
4.	Changes from the plans made without consent of the Architect are unauthorized and shall relieve the Architect of responsibility of any and all consequences resulting from such changes.
5.	All construction and construction methods shall be in compliance of all applicable codes in force at the time of construction.
6.	Contractor shall follow all Town of Breckenridge Building Department construction guidelines.
7.	Square footage calculations are for code purposes only and should be recalculated for any other purpose.
8.	Floor plans were produced from interior design & layout plans provided by Universal Design Solutions. Universal Design Solutions performed the measurements of the existing premises & provided the existing conditions drawings.

PROJECT TEAM			
TENANT	OWNER / LANDLORD	ARCHITECT	GENERAL CONTRACTOR
RMU Sls Mike Wasche (303) 601-4341 mike@rmusls.com	Main Street Development Partners LLC 1450 Brickell Ave., Suite 2600 Miami, FL 33131-3457	EQUINOX Architecture LLC P.O. Box 6217 Breckenridge, CO 80424 (970) 453-9619 robbie@equinoxarchitecture.com	

LEGAL DESCRIPTION
Lot 14, Bartlett & Shock Subdivision, The Town of Breckenridge, Summit County, Colorado

SHEET INDEX	
A1	PROPOSED FLOOR PLAN, NOTES, PATIO PLAN
A2	EQUIPMENT & PLUMBING PLAN & SCHEDULE
A3	INTERIOR ELEVATIONS

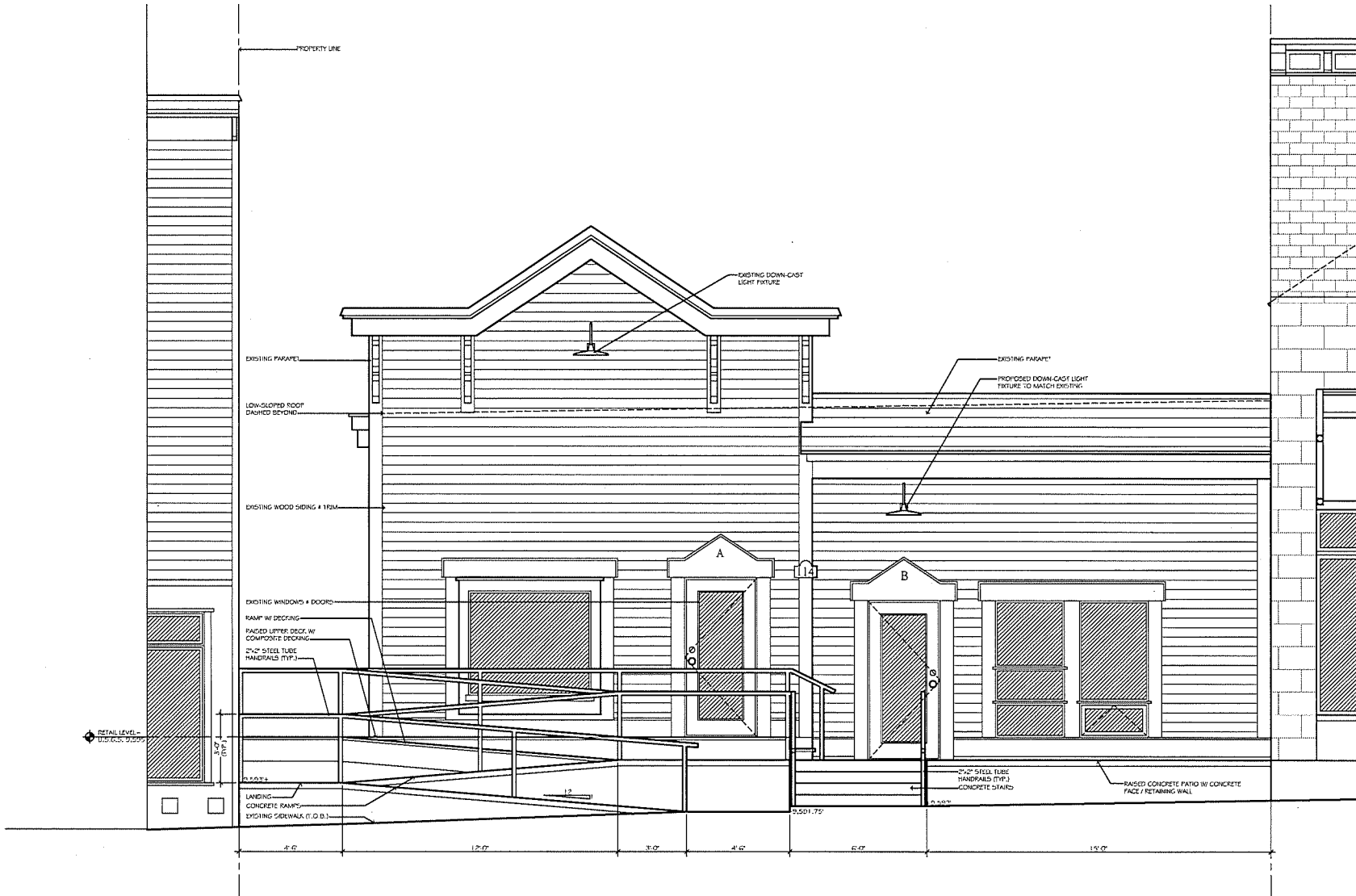


RMU Sls
Tenant Finish
114 South Main Street
Lot 14, Bartlett & Shock Subdivision,
The Town of Breckenridge, Summit County, Colorado



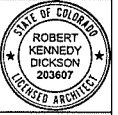
EQUINOX
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970-453-9619 (970-453-4341)
www.equinoxarchitecture.com

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job #	111916
date	9/13/16
drawn by	RRD
checked by	RRD
issued for	Construction
date	8/19/16
▲ ELEV / A4	9/13/16
sheet	
A1	
of 4	



WEST / STREET ELEVATION

1/2"=1'-0"



**RMU Skis
Tenant Finish**



**EQUINOX
ARCHITECTURE LLC**
701 W. 62nd St., Suite 100, Denver, CO 80234
303.443.5613 (phone / fax)
www.equinoxarchitecture.com

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job # 11916
date 9/19/16
drawn by RKD
checked by RKD

Issued for
Construction
8/19/16

▲ ELEV / A4 B1 B1 B1 B1
sheet

A4

of 4



MEMO

TO: Breckenridge Planning Commission
FROM: Laurie Best-Community Development Department
RE: 2016 Housing Needs Assessment
DATE: September 26, 2016 (for worksession October 4th)

An update to the County-wide Housing Needs Assessment was finalized in August and staff will be available at your meeting on October 4th to discuss this study. A copy of the full report and an executive summary, are included in your packet. Some of the key findings for the Upper Blue Basin are:

- The 2013 Needs Assessment projected that 175 to 280 additional ownership units and 200 to 370 additional rental units would be needed in the Upper Blue Basin by 2017. The new projection is **230 ownership and 270 rentals (total of 500 units) will be needed thru 2020**. This projection assumes that the projects currently underway are completed (Denison Placer 1 & 2, Huron Landing, and Lincoln Park).
- The 500 additional units would serve the needs of year round employees (seasonal employees are not included in this assessment) and includes 125 'catch up' units and 375 'keep up' units.
- The 125 catch up units are those units needed immediately to address current deficiencies. For the Upper Blue Basin this includes housing for about 10% of the in-commuters who are currently working in the Upper Blue, but living outside of Summit County. Approximately 10% of the in-commuters have indicated they would prefer to live in the Upper Blue where they are employed if housing were available and affordable. Catch up also includes additional rental units needed to address a very low rental capture rate (8.6%) which signifies an immediate need for additional units to house renters already in the community (either overcrowded or cost burdened).
- The 375 keep up units are the additional units that will be needed between 2016 and 2020 to replace retiring workers and to replace market units that are currently housing employees that will be converted to second home/vacation use, and to provide housing for approximately 80% of the new employees filing new jobs over the next 5 years. New jobs over the next 5 years are projected to increase at a modest rate of 1.7% per year.
- The demand for 500 units is based on the need to provide housing for approximately 900 employees in the Upper Blue. The conversion from employees to units is based on the Upper Blue current occupancy rate and household size for employee occupied units (average 1.8 employees per employee occupied unit). Diversity in the type, size, and price of workforce housing is needed to reduce cross basin commuting and to provide housing for the different segments of the workforce, but overall the 500 unit projection assumes the 1.8 average occupancy rate will be maintained across the inventory of units. This can be rechecked when the assessment is updated on a 5 year cycle.
- The income/price targets for the 270 rental units are broken down by AMI brackets but most of the need is under 60% AMI and at the 80-100% AMI. The income targets for the 230 ownership units is also broken down by AMI and indicates need across all of the income brackets from under 60% AMI up to 150% AMI.
- The Town anticipates future workforce housing development on the Stan Miller Property (105 units), on Block 11 (250 units), on the McCain property (100 units) and possibly at Berlin Placer (20 units). This could address 475 of the 500 units that are needed by 2020.
- Beyond 2020 the Town should anticipate that additional units will be needed to 'keep up' with the ongoing loss of employee occupied market rate units, retirees in deed restricted units, and job growth. An update to this 2016 assessment will likely be scheduled in 2021 after the next census.

Summary:

Staff is working with the Workforce Housing sub-committee and Town Council to address the need.

It is anticipated that much of the housing that is needed in the Upper Blue could be accommodated on Town-owned sites that are already designated for workforce housing. Staff will be available at your October 4th meeting to answer any questions about this Needs Assessment and the Town's Housing Program.

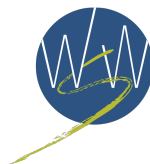
2016 Summit County Workforce Housing Demand Update – EXECUTIVE SUMMARY –

August 2016



Photo by Carl Scofield

Prepared by:



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San Anselmo, CA
wendy@swconsult.com

Melanie Rees, Rees Consulting, Inc.
Crested Butte, CO
melanie@reesconsultinginc.com

Executive Summary

This executive summary presents the primary findings from the 2016 Summit County Housing Demand Update. The main report can be referenced for more detail.

The 2016 Summit County Housing Demand Update updates the workforce housing needs estimated in the 2013 Summit County Housing Needs Assessment. The study identifies by basin:

- How many ownership and rental housing units are needed to house the Summit County workforce presently and through 2020; and
- Which AMI levels should be targeted by affordable workforce units.

As in the 2013 study, workforce housing need estimates are estimated based on *average annual employment* and do not represent peak season needs for seasonal workers residing in the area for only a few months during the year.

Housing Market Changes

All trends since the 2013 Housing Needs Assessment point to decreased affordability of homes for the workforce and a scarce supply of housing.

Housing has increased in price:

- The average sale price of homes has increased an average of 3.8% per year since 2012. Single family homes sold in 2015 averaged over \$800,000 and condominiums averaged about \$400,000.
- Market homes are now mostly priced for households earning over 150% AMI, compared to 120% AMI in 2012.
- Rents increased at least 10% in 2015 alone. The average rent of homes available at the end of the ski season this year (\$1,898) was affordable for a household earning over 110% AMI. In 2013, market rents were affordable at about 80% AMI.

Housing supply has decreased:

- The inventory of homes currently for sale is 60% lower than in January 2013.
- Inventory is particularly low for homes priced under \$400,000 (150% AMI), comprising just over a 1-month supply based on sales volumes in 2015.
- Rental vacancy rates were below 2% in 2012 and have since decreased.

Some households that could afford market-rate homes in 2012 no longer can:

- A household earning 100% AMI could afford to pay \$317,000 for a home in 2012 compared to \$271,300 today. This is due to:
 - A slight rise in interest rates since 2012. A 0.5% rise in interest rate decreases the affordable purchase price for a household by about 5%.
 - A decline in the HUD-calculated Area Median Income (AMI) for Summit County in 2016 (\$82,300) compared to 2012 (\$89,800).

Economy

Trends in the economy show continued job growth and very low unemployment, making it increasingly difficult to fill jobs with local workers.

Job growth is slower than predicted in 2012, but still significant:

- It was estimated in the 2013 housing study that between 2,140 and 3,600 jobs would be added between 2012 and 2016. Based on revised State Demographer estimates, new jobs added fell near the mid-point of this range (2,755 new jobs).
- Jobs are projected to grow at a more modest pace in the county through 2020 – adding about 1,800 jobs.

Unemployment is very low:

- The unemployment rate fell to 2.25% from 6% in 2012. Because locals are now mostly employed, most new jobs created in 2016 through 2020 will need to be filled by workers from outside of Summit County who move into the area or commute.

Number of Units Needed

About 1,685 units housing about 3,035 employees¹ need to be built or preserved for the local workforce that the market will not provide through 2020. This number represents:

¹These are employees needed to fill new average year-round jobs and not peak seasonal jobs. Housing for these employees need to accommodate a variety of household sizes, types and preferences. The 2013

- The number of housing units needed to catch up to workforce housing needs from 2012 to 2016 (660 units), as updated from the 2013 Housing Needs Assessment. This includes estimates of total housing needs in 2012 through 2016 based on updated job growth estimates and other factors (1,048 units) *minus* the number of workforce housing units priced under 120% AMI that have been constructed or approved since 2012 and that are pending construction by 2020 (389 workforce housing units); plus
- The projected number of units that will be needed by 2020 to keep up with job growth, retiring employees and loss of homes to second homeowners (1,025 units), utilizing the same assumptions from the 2013 study, where applicable.

Workforce Housing Needs Through 2020: Summit County

	Summit County	Lower Blue	Snake River	Ten Mile	Upper Blue
2012-2016 Total Needs*	1,048	180	175	310	380
Units Built/Approved (2012 to 2016+)	389	67	5	61	256
Catch-Up (2016)	660	115	170	250	125
Keep-Up (2016-2020)	1,025	175	170	310	375
Total Workforce Housing Needs (2016 to 2020)	1,685	290	335	560	500
Average # of Employees per Household	1.8	1.8	1.8	1.8	1.8
# of Employees Housed (2016 to 2020)	3,035	520	605	1,010	900

Note: Differences are due to rounding.

*Updated from the 2013 Housing Needs Assessment. Reflects revised job growth estimates and spans a four-year timeframe.

The distribution of workforce housing units needed by ownership and rental, AMI affordability and location used the same assumptions as the 2013 Housing Needs Assessment, with one change. Because market prices of homes and rents have increased since 2012, workforce housing provided through 2020 should now include rentals up to 100% AMI (about \$1,700 for a 2+-person household) and ownership up to 150% AMI (about \$400,000).

Summit County Housing Needs Assessment provides more detail on the types of homes needed by these workers. See in particular Section 4 (What Employees Want – Design and Pricing of Workforce Housing) and Section 8 (Type).

**Workforce Housing Gap by Own/Rent and AMI by Basin:
Summit County, 2016 to 2020**

	Summit County	Lower Blue	Snake River	Ten Mile	Upper Blue
OWNERSHIP					
<=60% AMI	227	51	37	64	75
60.1-80%	99	29	21	23	27
80.1-100%	194	57	41	45	50
100.1-120%	185	50	36	45	53
120.1-150%	76	17	12	21	26
TOTAL	780	205	145	200	230
RENTALS					
<=60% AMI	593	39	128	242	185
60.1-80%	130	25	29	62	14
80.1-100%	182	24	30	57	70
TOTAL	905	85	185	360	270
TOTAL Gap	1,685	290	335	560	500

Note: Differences are due to rounding.

By constructing 1,685 more workforce housing units for employees filling new jobs, this will allow Summit County to address both current housing needs and keep up with annual average job growth through 2020. Just as in the 2013 needs assessment,² this includes:

- Addressing the deficiency in below-market rental and ownership housing for residents. This does not address the need for seasonal worker housing during peak periods;
- Housing the 5% to 10% of in-commuters that would prefer to move to Summit County;
- Housing employees hired to replace retiring workers;
- Replacing the loss of resident-owned homes that have been sold to second homeowners. This does not include making up for the loss of long-term rentals to the short-term rental market due to the current lack of information to estimate this loss;

² Section 7 Workforce Housing Catch Up and 5-Year Keep Up Needs of the 2013 Summit County Workforce Housing Needs Assessment can be referenced for more detail.

- Housing 80% of the employees that are needed to fill new jobs within Summit County – this assumes that 20% of workers will continue to in-commute;³ and
- Distributing housing needs among each basin based on multiple factors including: each area’s share of jobs in the county, where workers prefer to live and maintaining a mix of incomes within each basin.

³ About 20% of workers commuted in from residences located outside of Summit County in 2012. Because some workers will prefer commuting for multiple reasons, this ratio was kept consistent in the 2013 report and in the current update.

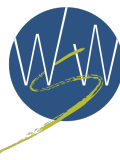
2016 Summit County Workforce Housing Demand Update

August 2016



Photo by Carl Scofield

Prepared by:



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Table of Contents

INTRODUCTION	1
REPORT ORGANIZATION	1
AREA MEDIAN INCOME AND AFFORDABLE HOUSING PAYMENTS	2
NEW HOUSING INVENTORY	4
WORKFORCE HOUSING PROJECTS UNDER/PENDING CONSTRUCTION.....	6
WORKFORCE HOUSING PROJECTS IN THE PIPELINE.....	7
OTHER PIPELINE PROJECTS	9
JOBS AND UNEMPLOYMENT.....	10
JOBS ESTIMATES AND PROJECTIONS	10
UNEMPLOYMENT RATE	11
OWNERSHIP MARKET CONDITIONS	12
HOME SALES.....	12
CURRENT AVAILABILITY	14
RENTAL MARKET CONDITIONS	18
RENTAL AVAILABILITY AND MARKET RENTS	18
HOUSING DEMAND UPDATE.....	20
CATCH-UP NEEDS (2016).....	20
KEEP UP NEEDS (2016 TO 2020)	22
TOTAL NEEDS (2016 TO 2020)	23

Introduction

This study updates the number of workforce housing units needed in Summit County and its basins from the 2013 Summit County Housing Needs Assessment. It identifies by basin:

- How many ownership and rental housing units are needed by the Summit County workforce presently and through 2020 and
- Which AMI levels should be targeted by affordable workforce housing.

As in the 2013 study, workforce housing need estimates are estimated based on average annual employment and do not represent peak season needs for seasonal workers residing in the area for only a few months during the year.

Report Organization

This update was conducted by evaluating several components of the housing and job market, as summarized in the following report sections:

- Area Median Income and Affordable Housing Payments – which identifies the current affordable price point of homes for purchase and rent for each defined area median income (AMI) level. This is important to understand the AMI level at which market rate housing is affordable to local households and below which local housing programs should target.
- New Housing Inventory – which identifies the number of housing units that have been added in Summit County since the 2013 study. This includes affordable rentals and deed-restricted ownership that have been built, as well as planned/pending workforce housing. Workforce housing units produced since 2012 and pending development by 2020 reduce the number of housing units needed in Summit County to keep up with estimated workforce housing needs.
- Jobs and Unemployment – which presents job growth since 2013, projected growth through 2020 and current unemployment rates.
- Ownership Market Conditions – which presents the change in home sale prices since the 2013 study and the distribution of homes that are currently for sale on the market by price. This is used to understand at which price points homes are being undersupplied by the for-sale market.

- **Rental Market Conditions** – which presents how much market rents have increased since 2013, the affordability of market rents and the availability (or scarcity) of rentals in Summit County. This is used to understand at which price points rentals are being undersupplied by the market.
- **Housing Demand Update** – which calculates current and future workforce housing needs in Summit County, by basin, through 2020. This section uses information from each of the above sections, plus data and assumptions presented in the 2013 Housing Needs Assessment. Results are presented for both ownership and rental housing and by AMI level, as done in the 2013 study.

Area Median Income and Affordable Housing Payments

Area Median Income (AMI) is published annually by the U.S. Department of Housing and Urban Development (HUD) and represents the median *family* income of an area. Many of the income- and deed-restricted housing units in Summit County use AMI to qualify households for occupancy and establish affordable prices.

The median family income is typically higher than the average income of all households in the county because the AMI does not incorporate incomes from single and non-family roommate households. In 2012, for example, the median income of all households was about \$23,100 (or 26%) lower than the median family income.¹

In 2012, about 38% of Summit County households earned less than 80% AMI (i.e., low income). Another 36% earned between 80 and 120% AMI (i.e., moderate- to middle-income). Income distribution varies by owners and renters, as shown below, with more owners earning within the higher AMI ranges than renters. This same income distribution is assumed for the purposes of this update.

Households by AMI

	Owners	Renters	TOTAL
<=30%	1%	9%	4%
30.1-60%	17%	35%	23%
60-80%	10%	12%	11%
80-100%	20%	25%	21%
100-120	18%	8%	14%
120-150	14%	7%	12%
150+	20%	4%	15%
TOTAL	100%	100%	100%

Source: 2012 Household Survey

¹ Please reference the 2013 Summit County Workforce Housing Needs Assessment, Section 1, Household Income and Area Median Income, for more information.

The affordable housing payment at each defined AMI level is lower in 2016 than in 2012. This is due to two factors:

- The 2016 published AMI is about 8% lower (\$82,300) than it was in 2012 (\$89,800) based on the calculation methodology used by HUD. This change reduces the affordable price point of homes at each AMI level.
- Mortgage interest rates have increased slightly. Interest rates on 30-year mortgages have fluctuated since 2012, but are generally slightly higher. Affordable purchase prices assumed an interest rate of 4.5% on a 30-year mortgage in the 2013 Housing Needs Assessment, whereas current estimates assume a 5% rate. A 0.5% rise in interest rate decreases the affordable purchase price for a household by about 5%. If interest rates continue to rise, higher incomes will be required of buyers to purchase the same priced home.

**Maximum Affordable Housing Costs:
2012 and 2016 Compared**

AMI Level	2012		2016	
	Max Rent	Max Purchase Price*	Max Rent	Max Purchase Price**
30%	\$570	\$95,000	\$520	\$81,400
50%	\$960	\$159,000	\$865	\$135,700
60%	\$1,145	\$190,000	\$1,040	\$162,800
80%	\$1,380	\$229,000	\$1,385	\$217,000
100%	\$1,910	\$317,000	\$1,730	\$271,300
120%	\$2,290	\$381,000	\$2,075	\$325,600
150%	\$2,865	\$476,000	\$2,595	\$407,000

Source: HUD; Consultant team

*2012: Assumes an average 2.4-person household with a 30-year mortgage at 4.5% with 5% down and 20% of the payment covering taxes, insurance and HOA fees.

**2016: Assumes an average 2.4-person household with a 30-year mortgage at 5.0% with 5% down and 20% of the payment covering taxes, insurance and HOA fees.

New Housing Inventory

About 1,200 new housing units (excluding timeshares) have been constructed or approved in Summit County since the 2013 Housing Needs Assessment. Of these, about 33% are deed-restricted ownership and income- or residency/employment-restricted rental units for the workforce. Development of deed- or income-restricted housing varies by region:

- About two-thirds of the new deed- or income-restricted rentals have been constructed or permitted in the Upper Blue region.
- Over 60 units each have been constructed in the Lower Blue and Ten Mile regions.
- Five new income-restricted rental units have been built or approved in the Snake River area.

Housing Units Constructed/Permitted: 2013 - 2016

	Summit County Total	Upper Blue	Snake River	Lower Blue	Ten Mile
Total	1,195	592	118	313	172
Market Rate	803	335	113	246	109
Deed or Income-Restricted	392	257	5	67	63

Sources: Summit County Assessor data, Town/County Planners, Summit Combined Housing Authority, Census Building Permit data

Of new workforce units constructed or approved since the 2013 Housing Needs Assessment, about one-third are deed-restricted ownership and two-thirds are income- and/or residency/employment-restricted rentals.

- The Upper Blue includes a mix of ownership and rental units provided at a range of affordable price points. Units are designed to meet the needs of a variety of household types (singles, families, etc.) at different income ranges.
- The 63 units constructed in the Ten Mile include mostly deed-restricted ownership (60 units), plus three workforce restricted rentals. This includes build-out of Peak One development in Frisco, townhomes under construction at Copper and various units provided through Frisco's voluntary density bonus ordinance.

- All restricted units constructed in the Lower Blue are rentals, with most of them (64 units) located in Sierra Madre Phase 2 apartments for households earning from 40% to 60% AMI.
- The five units in the Snake River area include three income-restricted apartments that are pending construction and a couple of scattered condominiums.

**Deed Restricted Workforce Housing Units Constructed/Approved/Permitted:
2013-2016**

	Summit County Total	Upper Blue	Snake River	Lower Blue	Ten Mile
OWNERSHIP					
<=60%	2	2	0	0	0
60.1-80%	30	17	0	0	13
80.1-100%	64	37	0	0	27
100.1-120%	41	23	0	0	18
120.1 to 160%	3	1	0	0	2
Live/work restriction only	0	0	0	0	0
TOTAL Ownership	140	80	0	0	60
RENTAL					
<=60%	175	111	0	64	0
60.1-80%	56	56	3	0	0
Residency/employment restriction only	21	10	2	3	3
TOTAL Rental	252	177	5	67	3
ALL Workforce Units	392	257	5	67	63

When the new workforce housing developments are complete, there will be just under 2,500 restricted housing units for the workforce in Summit County. This equates to about 20% of occupied housing in the county.

Total Workforce Housing Units by Region: 2016+

	Summit County Total	Upper Blue	Snake River	Lower Blue	Ten Mile
Ownership	692	451	44	14	188
Rental	1,748	532	541	278	398
Total #	2,446	983	585	292	586
Total %	100%	40%	24%	12%	24%

Sources: Summit County Assessor data, Town/County Planners, Summit Combined Housing Authority, Census Building Permit data, Consultant team

Workforce Housing Projects Under/Pending Construction

Included in the above tables are several projects that are presently under construction and scheduled for completion by 2018. This includes about 200 units in the Ten Mile and Upper Blue regions. About 60% of the units will be affordable rentals in the Upper Blue area.

Workforce Housing Units Under/Pending Construction

Ten Mile	# Units	Own	Rent	Description
Copper Point Townhomes	15	15	0	Construction began summer 2016 on 15 two-bedroom/two-bathroom for-sale townhomes at Copper Mountain. The first five units are anticipated to be completed by the end of 2016. Units will be deed restricted for the workforce at 100% and 110% AMI, ranging in price from about \$281,300 to \$315,500.
Upper Blue				
Wellington Lincoln Park	62	62	0	Another phase of the Wellington neighborhood development is under construction. Seven (7) of 62 total homeownership units have been completed so far in 2016, with another 12 units scheduled to be built this fall. Units will be available for households earning under 80% AMI, 100% AMI and 110% AMI.
Huron Landing	26	0	26	This 26-unit apartment project is a joint development of the Town of Breckenridge and Summit County on land that was previously the site for a recycling facility. Construction will start this summer on the two-bedroom apartments and be completed by summer 2017. The rents will be affordable to households at 80% AMI.
Denison Placer 1	66	0	66	A LHTC project with rentals restricted at 30% through 60% AMI. Units will be a mix of 2- and 3-bedrooms, expanding affordable rental options for families.
Denison Placer 2	30	0	30	Studio and one-bedroom apartments, the restrictions for which have not been finalized. This project may involve a partnership with CMC. The focus is on students and younger singles or couples.
TOTAL under development	199	77	122	-

Workforce Housing Projects in the Pipeline

Projects in the planning phase or under consideration have the ability to increase workforce housing units in Summit County by over 1,300 homes. This includes a range of projects in each region of the county. Workforce units have yet to be approved. Development will extend beyond the year 2020 – the limit of projections provided in this report.

Workforce Housing Units in the Planning Phase

Ten Mile	# Units	Own	Rent	Description
Lake Hill	400 to 600 (est)	-	-	The nearly 45-acre parcel near Frisco between I-70 and the Dam Road was purchased from the US Forest Service by Summit County for \$1.75 million. The concept plan for the development, which may have as many as 400 to 600 residential units, is scheduled for completion in September 2016.
Lower Blue				
Smith Ranch	300+ (est)	-	-	Owned by the Town of Silverthorne, this parcel is zoned for up to 309 residential units. The Town considered proposals from developers; however, high infrastructure costs and funding uncertainties stalled the development. With reauthorization of 5A, the Town is reconsidering Smith Ranch.
Upper Blue				
Stan Miller	105	65	40	Through an annexation agreement with the Town of Breckenridge 105 deed restricted units will be developed on the Stan Miller tract. As planned, 40 of these units will be rentals. Ownership units will be restricted for households earning between 100% and 180% AMI.
Block 11	250 (est)	-	-	Block 11 is a parcel along the Blue River owned by the Town of Breckenridge. After construction of Denison Placer 1 and 2, the parcel may contain up to an additional 250 units. The town is planning for additional phases of workforce housing development on this parcel.
McCain Property	100+/-	-	-	The 128-acre McCain property, owned by the Town of Breckenridge, is located at the northern end of Town. The modified Master Plan identifies the appropriate location for the Town's new water treatment plant, overflow parking, open space and trails, solar gardens, some Public Works facilities, affordable housing, and a habitat corridor along the Blue River.
Berlin Placer	20	20		The county is reviewing an application for 30 market rate and 20 deed restricted employee units for a parcel near Breckenridge.

Workforce Housing Units in the Planning Phase (continued)

Snake River	# Units	Own	Rent	Description
PUD in Dillon	3	-	3	Three (3) affordable rentals are proposed as part of a 65-unit condominium PUD.
Keystone rentals	200	-	200	Vail Resorts has entered into a partnership with Gorman Company to develop 200 apartments.
County owned land (Keystone area)	25	25	-	The County is looking to partner with a private builder to build at least 25 for sale units.
TOTAL potential (all regions)	1,300+	-	-	-

Other Pipeline Projects

There are several commercial and other projects in the development pipeline throughout the county. Commercial development brings new jobs to the area and impacts the need for workforce housing.

- A mixed-use development has been approved in Dillon, to include a large restaurant, two commercial spaces, 48 condominiums and 17 apartments, including 3 income-restricted rentals;
- A 15,000 square foot commercial office building is under construction in Frisco. Other proposals comprise a total of 5 townhomes and 8 rentals;
- Silverthorne has several projects under construction or in the pipeline, including:
 - Redevelopment of McDonald’s restaurant;
 - A 46-unit condo/townhome residential project;
 - Maryland Creek Ranch has begun construction of a large neighborhood on the north end of town. It is slated for 240 single family, duplex, townhome units;
 - 31 luxury condominiums at Rivers Edge Condos;
 - Angry James Brewery – a small craft brewery; and
 - A new performing arts center for the Lake Dillon Theater Company called Silverthorne Performing Arts Center.
- Breckenridge also has several projects under construction or pending approval, including:
 - A new Marriott- hotel (129 rooms);
 - Over 370 timeshare units in the Welk, Grand Lodge at Peak 8, and East Lodge at Peak 8 developments;
 - Three new Restaurants: On-mountain at Peak 6, Elk Restaurant and new Brewery on Airport Rd; and
 - Several large capital public projects, including:
 - Iron Springs Highway 9 Realignment
 - Blue River Corridor Realignment
 - Rec Center Remodel

Jobs and Unemployment

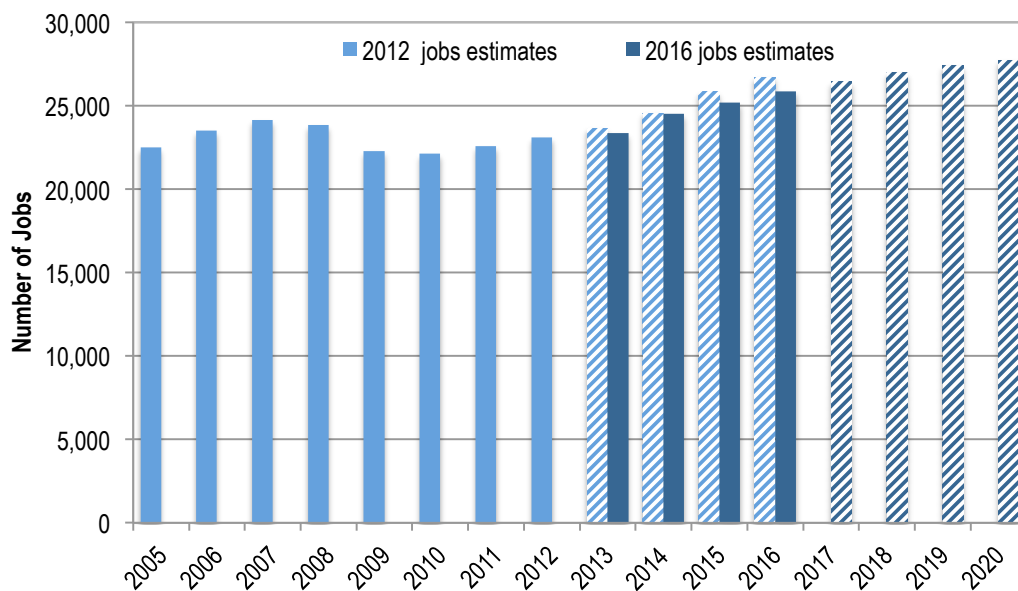
Jobs Estimates and Projections

There are about 25,870 jobs in Summit County in 2016. By 2014, the number of jobs in Summit County had fully recovered to pre-recession levels based on job estimates from the Colorado State Demographer.

Job growth estimates are used to project how many housing units will be needed to house workers filling new jobs. In the 2013 Housing Needs Assessment, it was estimated that between 2,140 and 3,600 new jobs would be added by 2016. This assumed both a slow-growth rate based on estimated job recovery since 2010 (2.2% per year) and a high-growth rate based on State Demographer estimates (estimated 3.7% per year). Revised State Demographer estimates show that estimated job growth occurred near the mid-point of this range (2.9%). More specifically:

- In 2012, the State Demographer projected jobs would increase by 3,600 jobs by 2016. Revised estimates show that a lower 2,755 jobs have been added.
- Projections through 2020 have also been revised downward. Just over 1,800 jobs are projected to be added through 2020, an average increase of about 1.7% per year.

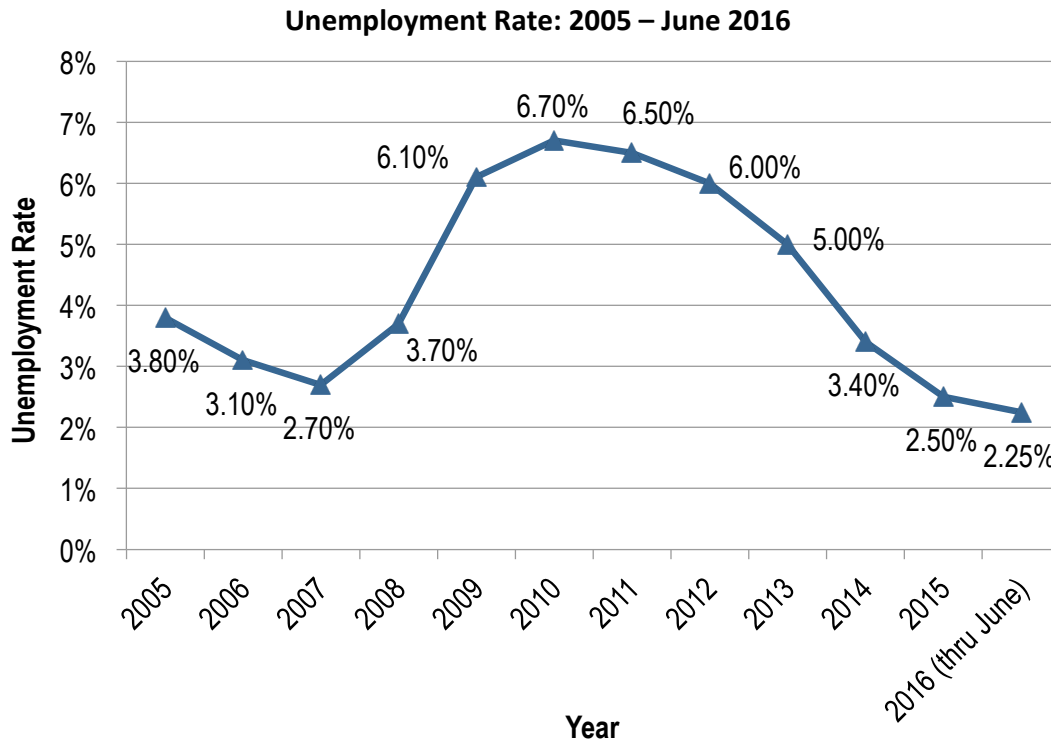
**Average Annual Jobs Estimates and Projected Increase:
Summit County, 2005 – 2020**



Source: Colorado Department of Local Affairs (DOLA), State Demography Section
 Note: Actual job counts are provided through 2014, with estimates provided for later years.

Unemployment Rate

In 2012, the local unemployment rate was about 6%. Unemployment has been falling since that time. The unemployment rate is now near 2.25% and is lower than it was in 2007, just prior to the recession. Because unemployment is so low, workers filling new jobs will be coming from outside the area and most will, therefore, need to find housing.



Source: Colo Dept of Labor and Employment, LAUS

Ownership Market Conditions

This section evaluates how much home sale prices have changed since 2012 to understand the extent to which homes may have become more or less affordable to the workforce.

It also summarizes units currently advertised for sale in Summit County compared to units available in 2012. This shows how the availability of homes both in terms of price points and volume has changed since the 2013 Housing Needs Assessment.

Home Sales

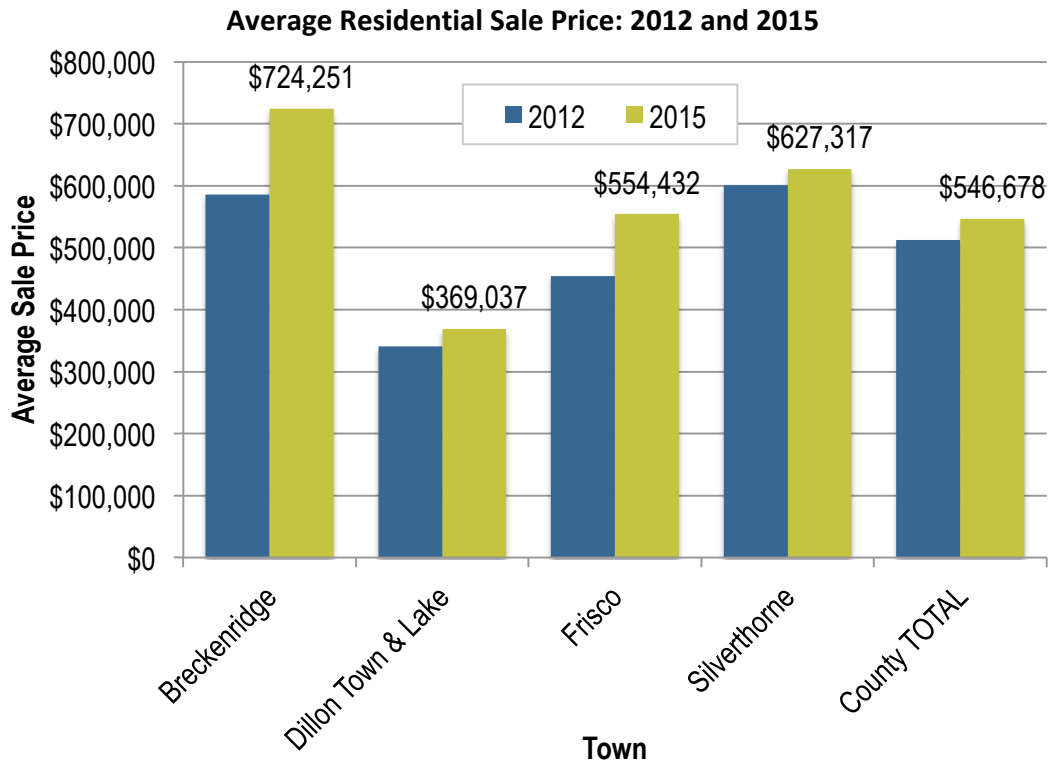
The average price of homes sold in 2015 were 12% to 13% higher than those sold in 2012. This equates to an average increase of 3.8% per year.

Change in Sale Prices: 2012 to 2015

	2012	2015	% Change
Single Family			
Median sale price	\$619,000	\$685,000	11%
Average sale price	\$764,445	\$855,925	12%
Condo/Multi-family			
Median sale price	\$315,000	\$339,000	8%
Average sale price	\$353,339	\$399,232	13%

Source: Land Title Guarantee

Prices in all towns rose. The increase in average sale prices varied from about 4% in Silverthorne to over 20% in Breckenridge and Frisco.



Source: Land Title Guarantee

Sales volume is also up significantly.

- The number of sales more than doubled in 2015 compared to 2012.
- Condominiums showed a large 77% increase in sales volume.
- Total sales are still below the peak sales year in 2007 (2,580 units).

Number of Sales: 2012 and 2016

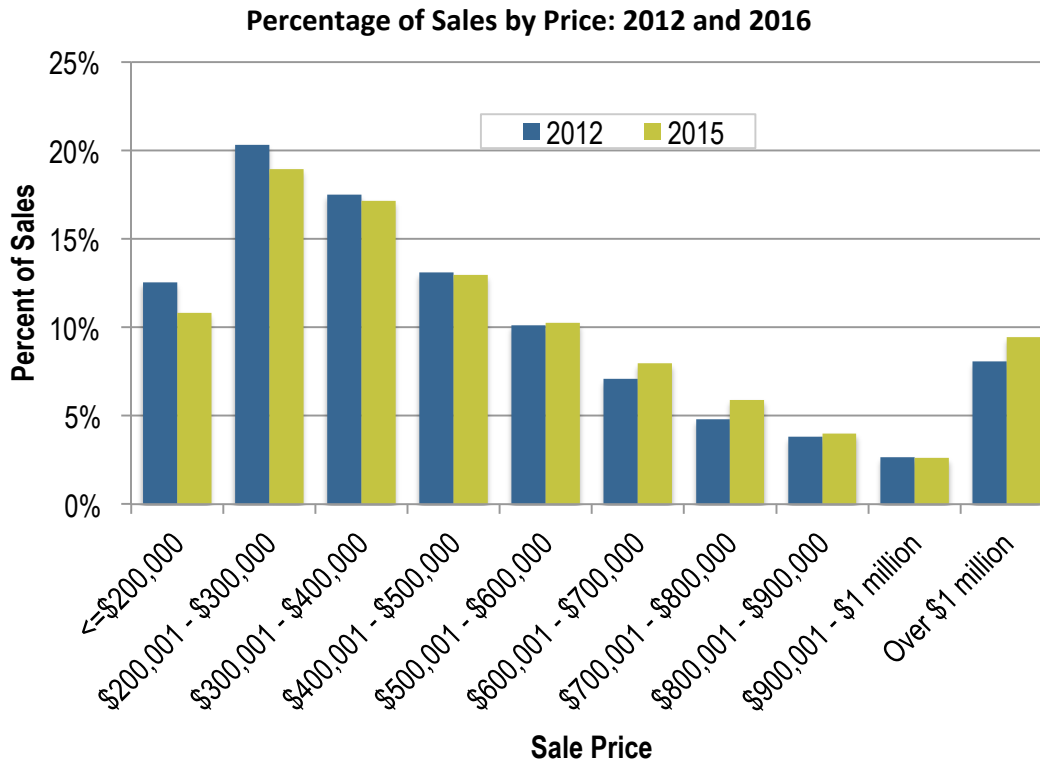
	2012	2015	% Change
Single Family	509	678	33%
Condo/Multi-family	805	1,422	77%
All Residential	1,314	2,100	60%

Source: Land Title Guarantee

Sales in 2015 show a similar distribution by price point as units sold in 2012. This is largely due to the higher rate of growth in lower-priced condominium sales than single-family homes.

- A slightly lower percentage of sales in 2015 were priced under \$300,000 (30%) than in 2012 (33%).

- A slightly higher percentage were priced over \$600,000 in 2015 (30%) than in 2012 (26%).



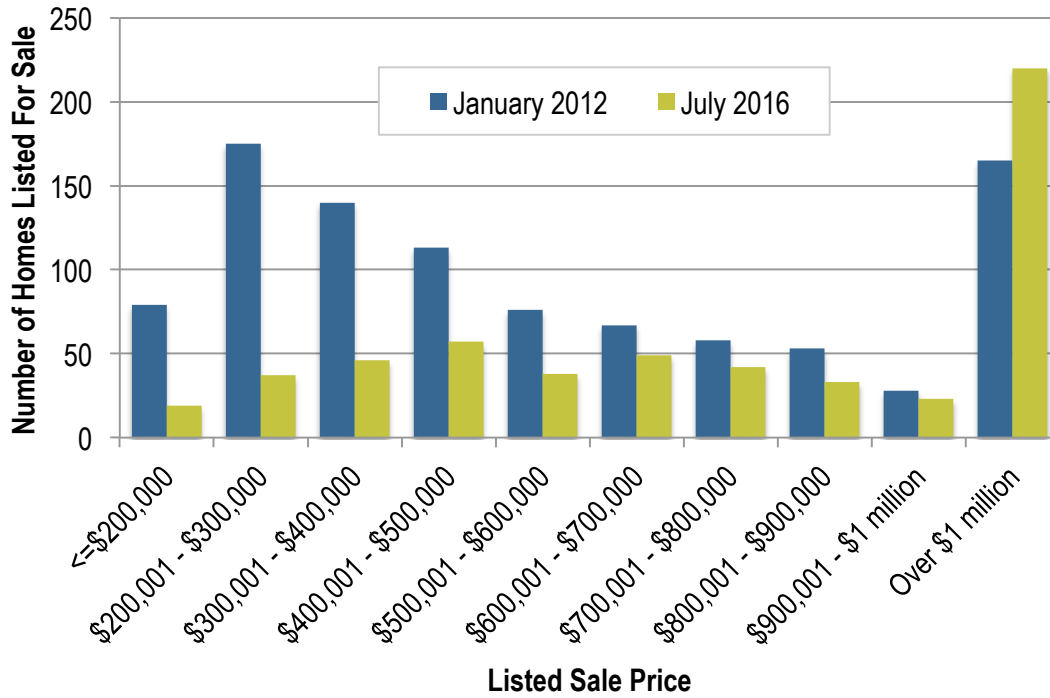
Source: Land Title Guarantee

Current Availability

There is a much lower inventory of homes for sale in the current market than in 2013 and homes listed for sale are more expensive.

- The number of listing in July 2016 (564) is 60% lower than in January 2013 (950);
- About 22% of listings in 2013 were priced over \$1 million compared to 39% in 2016;
- About 50% of listings in 2013 were priced under \$500,000 (500 units) compared to only 28% in 2016 (160 units); and
- There is a significant shortage of homes priced under \$400,000 (18% of listings) compared to sales in 2015 (47% of sales), equating to about a 1.2-month supply of homes at this price point.

Residential For-Sale Listings: January 2012 and July 2016



Source: July 30, MLS (breckenridgerealestatecompany.com); Consultant team

A significant majority of units for sale in July 2016 that are priced under \$400,000 are condominiums. This was also the case in 2013. These units also tend to be older. About 70% were built prior to 1990, with an average year built of 1982.

With few exceptions, single-family homes and townhomes are priced over \$400,000.

**Residential For-Sale Listings by Type:
Summit County, July 2016**

	Condominiums	Single Family/ Townhomes	TOTAL	TOTAL %
<=\$200,000	19	0	19	3%
\$200,001-300,000	34	3	37	7%
\$300,001-400,000	39	7	46	8%
\$400,001-500,000	41	16	57	10%
\$500,001-600,000	19	19	38	7%
\$600,001-700,000	21	28	49	9%
\$700,001-800,000	11	31	42	7%
\$800,001-900,000	5	28	33	6%
\$900,001-1,000,000	7	16	23	4%
>\$1 million	22	198	220	39%
TOTAL	218	346	564	100%
Median List Price	\$444,450	\$1,244,450	\$797,000	-
Average List Price	\$550,870	\$1,506,839	\$1,137,333	-

Source: July 30, MLS (breckenridgerealestatecompany.com); Consultant team

In 2013, there was a shortage of homes available priced for households earning 120% AMI or below. It was noted that as home prices continued to recover from the recession that it may again become necessary to assist households earning over 120% AMI, as was needed prior to the recession.

In 2016, there is currently a deficit of homes priced under about \$400,000, which are affordable for households earning under 150% AMI. The below table shows that this is consistent across all Summit County regions. The Snake River area has the most units within this lower price range; however, nearly all of these units are older condominiums, which can pose challenges for local workforce housing as noted in the 2013 Housing Needs Assessment.

**Residential For-Sale Listings by AMI and Location:
Summit County, July 2016**

AMI Level	Lower Blue	Snake River	Ten Mile	Upper Blue	Summit County	
					#	%
Under 60% AMI	1	4	1	0	6	1%
60.1 - 80%	2	9	3	1	15	3%
80.1 - 100%	1	13	3	2	19	3%
100.1 - 120%	5	5	3	3	16	3%
120.1 - 150%	4	8	11	8	31	5%
Over 150% AMI	57	81	70	269	477	85%
TOTAL	70	120	91	283	564	100%
Median value:	\$732,000	\$634,000	\$500,000	\$1,049,000	\$797,000	
Average value:	\$959,335	\$828,744	\$813,603	\$1,416,308	\$1,137,333	
Median PPSF	\$343	\$360	\$439	\$462	\$413	
Average PPSF	\$342	\$368	\$461	\$511	\$451	

Source: July 30, MLS (breckenridgerealestatecompany.com); Consultant team

Rental Market Conditions

This section evaluates how much market rents have increased since 2013 and how availability of units has changed. It is used to understand the current affordability of market rents to the workforce and whether available units are meeting demand.

Rental Availability and Market Rents

The rental market rebounded strongly after the Recession. Vacancies dropped sharply and rents began to rise in 2012. At the time of the 2013 Housing Needs Assessment:

- Vacancies were very low – under 2%;
- Market rents had risen to equal or exceed pre-recession levels; and
- Market rents averaged \$1,280 in the county, which was affordable for households earning 80% AMI or higher.

Under current conditions, vacancy rates have remained below 2%:

- In 2015, rental vacancy rates in Summit County were near zero percent. The Summit Combined Housing Authority (SCHA) reported no vacancies in 2015 through their rental database of approximately 900 units. The Colorado Division of Housing reported a vacancy rate of 0.5% in the third quarter of 2015.
- In March and the first half of April 2016, 101 units were advertised for rent or as coming available for rent in local papers, Zillow and Craigslist. This equates to a less than 2% vacancy rate at the tail end of the winter season.

Due to the shortage of units, rents have continued to increase. Households must now earn over 100% AMI to afford median market rents:

- In the 7-month period between April and November 2015, market apartment rents increased 6.2% and rents for condo/duplex/single-family homes increased 7.4% based on the SCHA rental database. This indicates rents are increasing at annual rates exceeding 10%.
- Available units were advertised at a median county-wide rent of \$1,898 per month. This is affordable for an average-sized household earning about 110% AMI. By bedroom size, advertised rents are affordable for households earning between about 95% and 140% AMI.

**Market Rents of Vacant Units by Bedroom Size:
Summit County, Mar/Apr 2016**

	Units	Median Rent	AMI Affordability
Studio/1 BR	32	\$1,475	95%
2 BR	38	\$1,895	100%
3+ BR	31	\$3,000	140%
Total Listings	101	\$1,898	110%

Sources: Summit Daily News, Zillow and Craigslist; 2012 Housing Survey

The current rental market is underserving households with incomes at or below 80% AMI, which is the core rental market in most communities. The majority of available listings (87%) were priced for households earning 80% AMI or above.

**Market Rents of Vacant Units by AMI:
Summit County, Apr/Mar 2016**

	Studio/ 1-bedroom	2-bedroom	3+-bedroom	Total listings	% listings
<60%	1	0	0	1	1%
60.1-80%	9	2	1	12	12%
80.1-100%	8	16	2	26	26%
100.1-120%	12	12	5	29	29%
>120%	3	7	23	33	33%
Total	33	37	31	101	100%

Sources: Summit Daily News, Zillow and Craigslist

Housing Demand Update

This section updates the current and future workforce housing needs in Summit County, by basin, through 2020. This section:

- Updates the 2013 Housing Needs Assessment projections of total needs for 2012 through 2016;
- Identifies how many workforce housing units have been constructed or approved during this time;
- Calculates how many units are still needed to address the housing deficit identified in 2013 (e.g., total needs minus the number of workforce housing units provided or to be built by 2020); and
- Projects how many units will be needed to keep up with job growth, retiring employees and loss of homes to second homeowners, utilizing the same assumptions from the 2013 study, where applicable.

Results are presented for both ownership and rental housing and by AMI level, as done in the 2013 study. The prior study should be referenced for more detail on these assumptions.

Catch-Up Needs (2016)

Catch up in 2016 refers to the number of units needed to catch up to meet current workforce housing needs that are in short supply. Currently about 660 units are needed to catch up to current needs.

For the purposes of this update, catch-up is calculated by:

- Updating the total housing needs calculated in the 2013 Housing Needs Assessment for the time period between 2012 and 2016 and
- Subtracting the number of workforce housing units constructed or approved since the 2013 study from total needs.

Updated 2013 Study Estimates

In the 2013 Housing Needs Assessment, both a lower and upper count of housing needs was identified. Estimates assumed both a slow-growth rate based on job recovery since 2010 and a high-growth rate based on State Demographer projections. Revised State

Demographer estimates show that job growth occurred near the mid-point of this range. Updated estimates are based on:

- A four-year, rather than 5-year, need. Estimates presented in the 2013 study covered from 2012 to 2017. Revised estimates show needs from 2012 through the current year (2016);
- Updated actual and estimated job growth between 2012 and 2016 from the State Demographer, showing that a total of 2,755 jobs have been added; and
- Revised estimates of units lost to second homeowners through the sale of homes by locals. Updated counts from assessor records indicate a lower loss of 56-units per year, rather than 86-units per year.

These estimates do not include an estimate of resident housing lost due to conversion to short-term rentals, a topic of concern in Summit County and many other communities. Insufficient data is currently available to be able to provide these estimates.

Updated Workforce Housing Needs for the Period From 2012 to 2016

	TOTAL	Lower Blue	Snake River	Ten Mile	Upper Blue
2013 Estimated Total Need (2012-2016)					
Ownership (120% or below)	415 – 660	90 – 150	70 – 105	115 – 185	140 - 225
Rentals (80% or below)	410-770	55 – 105	70 – 130	130 – 245	160 - 295
TOTAL below market units	825 – 1,430	145 – 255	140 – 235	245 – 430	300 - 520
Updated Total Need (2012-2016)					
Ownership (120% or below)	485	105	80	135	165
Rentals (80% or below)	563	75	95	175	215
TOTAL below market units	1,048	180	175	310	380

NOTE: differences are due to rounding

2016 Catch-Up Estimates

Revised estimates of need for 2012 to 2016 show that about 1,048 workforce housing units were needed to address deficiencies in 2012 and keep up with job growth and loss of resident units through 2016. A total of 389 of these units have been built or are pending development in Summit County by 2018.² Therefore, another 659 units are needed to address the remaining needs.

² Because these units are either built or will be completed before the year 2020, removing all of these units from the catch-up figure will have the same end-result as removing just those units currently constructed from catch-up and units pending completion by 2020 from the keep-up number. A combined

Estimated Catch-Up Workforce Housing Needs: 2016

	TOTAL	Lower Blue	Snake River	Ten Mile	Upper Blue
Updated Total Need (2012-2016)					
Ownership (120% or below)	485	105	80	135	165
Rentals (80% or below)	563	75	95	175	215
TOTAL below market units	1,048	180	175	310	380
MINUS					
Workforce Units Built/Approved (2012-2016)					
Ownership (120% or below)	137	0	0	58	79
Rentals (80% or below)	252	67	5	3	177
TOTAL	389	67	5	61	256
EQUALS					
CATCH-UP: 2016 (remaining units needed)					
Ownership (120% or below)	348	105	80	77	86
Rentals (80% or below)	311	8	90	172	38
TOTAL	659	113	170	249	124

NOTE: Differences are due to rounding

Keep Up Needs (2016 to 2020)

It is estimated that about 1,025 workforce housing units are needed to keep up with changes through 2020. As done in the 2013 study, the need for workforce housing units through 2020 is based on:

- Projected job growth. The State Demographer estimates about 1,800 jobs will be added through 2020 – fewer jobs added than during the past four years, but still significant;
- The need to fill jobs vacated by retirees. This was estimated to be about 200 jobs per year in the 2013 Housing Needs Assessment; and
- The need to replace units lost to second homeowners through the sale of homes by locals (about 56 units per year).

The same assumptions regarding the mix of units by ownership and rental, by AMI price point and by Summit County region are the same as those used in the 2013 Housing Needs Assessment, which can be referenced for more detail. This includes:

total of 389 rentals below 80% AMI plus ownership below 120% AMI would be subtracted through either method.

- Rentals should comprise about 56% of new units, on average, to accommodate the various characteristics of households filling these new homes – whether they are new employees to the area filling new jobs or jobs of retirees, in-commuters relocating to Summit County, or households occupying homes built to replace ones lost to second homeowners;
- Workforce housing units are now needed for owners earning under 150% AMI and renters earning under 100% AMI based on continued rising housing costs and scarce supply since the 2013 Housing Needs Assessment;³ and
- Units are distributed based on maintaining a balance of where workers live and where jobs are located within each region of the county.

Estimated Keep-Up Workforce Housing Needs: 2016 to 2020

	Summit County	Lower Blue	Snake River	Ten Mile	Upper Blue
Ownership (150% or below)	430	95	70	120	145
Rentals (100% or below)	595	80	100	185	230
TOTAL	1,025	175	170	310	375

NOTE: differences are due to rounding

Total Needs (2016 to 2020)

About 1,685 catch-up and keep-up units are needed in Summit County through 2020 to house about 3,035 employees filling local jobs.⁴ This represents workforce housing units at price points that the market will not provide through 2020, including below 150% AMI for ownership and below 100% AMI for rentals. This will allow Summit County to address both current housing needs and keep up with annual average job growth through 2020. Just as in the 2013 needs assessment,⁵ this includes:

- Addressing the deficiency in below-market rental and ownership housing for residents. This does not address the need for seasonal worker housing during peak periods;

³ Only the town of Breckenridge has workforce units pending development by 2018 that will serve household earning over 120% AMI, which has been subtracted from the keep-up totals (13-units at Stan Miller).

⁴ These are employees filling average year-round jobs and not peak seasonal jobs. Housing for these employees need to accommodate a variety of household sizes, types and preferences. The 2013 Summit County Housing Needs Assessment provides more detail on the types of homes needed by these employees. See in particular Section 4 (What Employees Want – Design and Pricing of Workforce Housing) and Section 8 (Type).

⁵ Section 7 Workforce Housing Catch Up and 5-Year Keep Up Needs of the 2013 Summit County Workforce Housing Needs Assessment can be referenced for more detail.

- Housing the 5% to 10% of in-commuters that would prefer to move to Summit County;
- Housing employees hired to replace retiring workers;
- Replacing the loss of resident-owned homes that have been sold to second homeowners. This does not include making up for the loss of long-term rentals to the short-term rental market due to the current lack of information to estimate this loss;
- Housing 80% of the employees that are needed to fill new jobs within Summit County – this assumes that 20% of workers will continue to in-commute;⁶ and
- Distributing housing needs among each basin based on multiple factors including: each area’s share of jobs in the county, where workers prefer to live and maintaining a mix of incomes within each basin.

Total Needs: Catch-Up Plus Keep-Up: 2016 – 2020

	Summit County	Lower Blue	Snake River	Ten Mile	Upper Blue
Catch-Up (2016)	659	113	170	249	124
Keep-Up (2016 – 2020)	1,025	175	170	310	375
TOTAL Housing Units	1,685	290	335	560	500
Average employees per household*	1.8	1.8	1.8	1.8	1.8
# of Employees Housed	3,035	520	605	1,010	900
OWNERSHIP					
<=60%	227	51	37	64	75
60.1-80%	99	29	21	23	27
80.1-100%	194	57	41	45	50
100.1-120%	185	50	36	45	53
120.1-150%	76	17	12	21	26
TOTAL	780	205	145	200	230
RENTALS					
<=60%	593	39	128	242	185
60.1-80%	130	25	29	62	14
80.1-100%	182	24	30	57	70
TOTAL	905	85	185	360	270

NOTE: differences are due to rounding

*Source: 2012 Household Survey

⁶ About 20% of workers commuted in from residences located outside of Summit County in 2012. Because some workers will prefer commuting for multiple reasons, this ratio was kept consistent in the 2013 report and in the current update.