

# **AMENITIES:**

**New Build Single Family Home – 3 BR / 2BA**

**Oversized garage**

**Yard space** – Front and side yards Limited Common Element

**Energy efficient built home / Quality build**

**Hot water baseboard heat**

**Energy efficient windows & water heater**

**Granite** countertops

**Stainless** appliances-refrigerator, microwave, stove/oven, dishwasher

**Tile in bathroom /shower**

**Hardwood floors, carpet** in bedrooms,

**Mudroom area**

**Laundry**

**Storage**

**Outdoor yard space**

**Deck**

**Views**

**Smart, efficient architectural design**

**Frisco employment priority / No HOA fee**

**Local community oriented full time residential neighborhood, great neighbors,**

**Good location** close to Main Street, School bus stop route,  
**Bike Path, Summit Stage bus route**

“There is a demonstrated need for additional workforce housing in Frisco at multiple price points.” -- Staff Report page 11

## Affordable housing Unit comparison prices and AMI's :

### 1. SAIL LOFTS BUILDING 1 Deed Restricted Unit List –

- a. **1 BR / 1 BA AMI 130% - \$329,470**
- b. **1 BR / 1 BA AMI 120% - \$299, 185**
- c. **2 BR / 2BA AMI N/A - \$489,000 ( approx. AMI 135%)**

Unit #	Beds	Baths	Max Income	Sale Price
1102	2	2	\$97,920.00	\$332,553
1103 (ADA)	1	1	\$74,800.00	\$232,197
1106	2	2	No max	\$469,000
1202	2	2	No max	\$489,000
1203	1	1	\$95,200	\$332,553
1303	1	1	\$102,000	\$366,005

- d. AMI's range from “HUD Low Income” up to approx. 138% AMI for 2 BR/2BA

- 2. BLUE 52 - All of the five **3 BR townhomes**, which command the highest prices, will come with two-car garages. (Summit Daily April 16, 2018/ Summit Combined Housing Authority)
  - a. **\$500,000 up to \$515,000**

### 3. WELLINGTON NEIGHBORHOOD & LINCOLN PARK

The neighborhood offers homes for sale at prices affordable to our local workforce starting at from **80% of the Area Median Income (AMI) and going up to 160% of the AMI**. Deed restrictions for the neighborhood vary by home type and require full time employment in Summit County and as well as income testing in phase II.

- 4. WEST HILLS NEIGHBORHOOD- (SNAKE RIVER BASIN) 66 Total. Duplex. Triplex. Phase 1 is 25 townhomes under construction, phase 2 is a max of 41 units, likely for sale townhomes and condos in **the 70 – 120% AMI range**, summer/fall construction.

- 5. BASECAMP MICRO CONDOS – (FRISCO)  
18 Workforce units, \$238k – \$280k – 1BR / Loft style

### 6. SMITH RANCH- (SILVERTHORNE)

Approximately 215 units, town-homes, duplex, and single family homes in the **80-130% AMI range**. Low to mid \$200's up to \$500's for 4 bd.  
**Owner occupied - Restricted to 80-140% AMI**

## EXISTING CONDITIONS



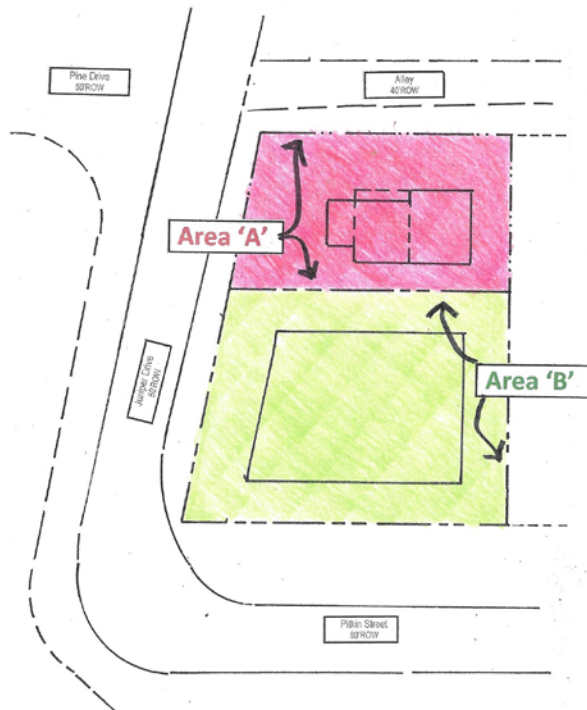
### **Area 'A':** Approx. 4,131 Sq. Ft. 1st Ave ROW

- Un-maintained & un-utilized segment of Town ROW
- Existing ROW land deemed unnecessary by both Town of Frisco Public Works & Summit County Road & Bridge
- *Negative:* Non-property tax generating land parcel
- *Negative:* Visually unaesthetic public street-scape
- *Negative:* No public benefit realized by this land

### **Area 'B':** Approx. 10,500 Sq. Ft. SF Lot

- One single family house & a detached garage
- *Negative:* Dilapidated & structurally unsound 1955 house.
- *Negative:* No available Community or Workforce Housing

## PROPOSED IMPROVEMENTS



### **Area 'A':** Approx. 4,131 Sq. Ft. SF Lot

- *Positive:* Provides for a 'Town of Frisco Property Deed-Restricted Workforce Housing'
- *Positive:* No Monetary Cost to Town of Frisco
- *Positive:* New Property tax-generating land parcel
- *Positive:* 'Vacation of ROW' meets Frisco Town Code by providing 'an overriding Public interest'
- *Positive:* Reflects a Public/Private Partnership
- *Positive:* Public Benefit - Town objective realized by facilitating new Local Community Housing

### **Area 'B':** Approx. 10,500 Sq. Ft. SF Lot

- *Positive:* Improved Site & Architectural aesthetic
- *Positive:* Enhanced public street-scape Landscaping
- *Positive:* Compatible w/ existing neighborhood character
- *Positive:* Maintain low density Zoning, compliant with zoning codes, no re-zoning anticipated