

# You're going to love living here



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# **SAN MIGUEL COUNTY EMPLOYEE HOUSING**



# What's been done in San Miguel County

## Total Employee Housing Units – Built & Unbuilt

Subdivision	SFR-Condo Total Units	SFR-Condo <b>Unbuilt</b>	SFR-Condo Built	Live-Work Total Units	Live- Work <b>Unbuilt</b>	Live- Work Built
ADU's	47		47			
Aldasoro	24	5	19			
Lawson Hill	216	51	165	90	58	32
San Bernardo	24		24	8	2	6
Habitat for Humanity	6		6			
Sunnyside	*20	20				
Total	337	76	261	98	60	38

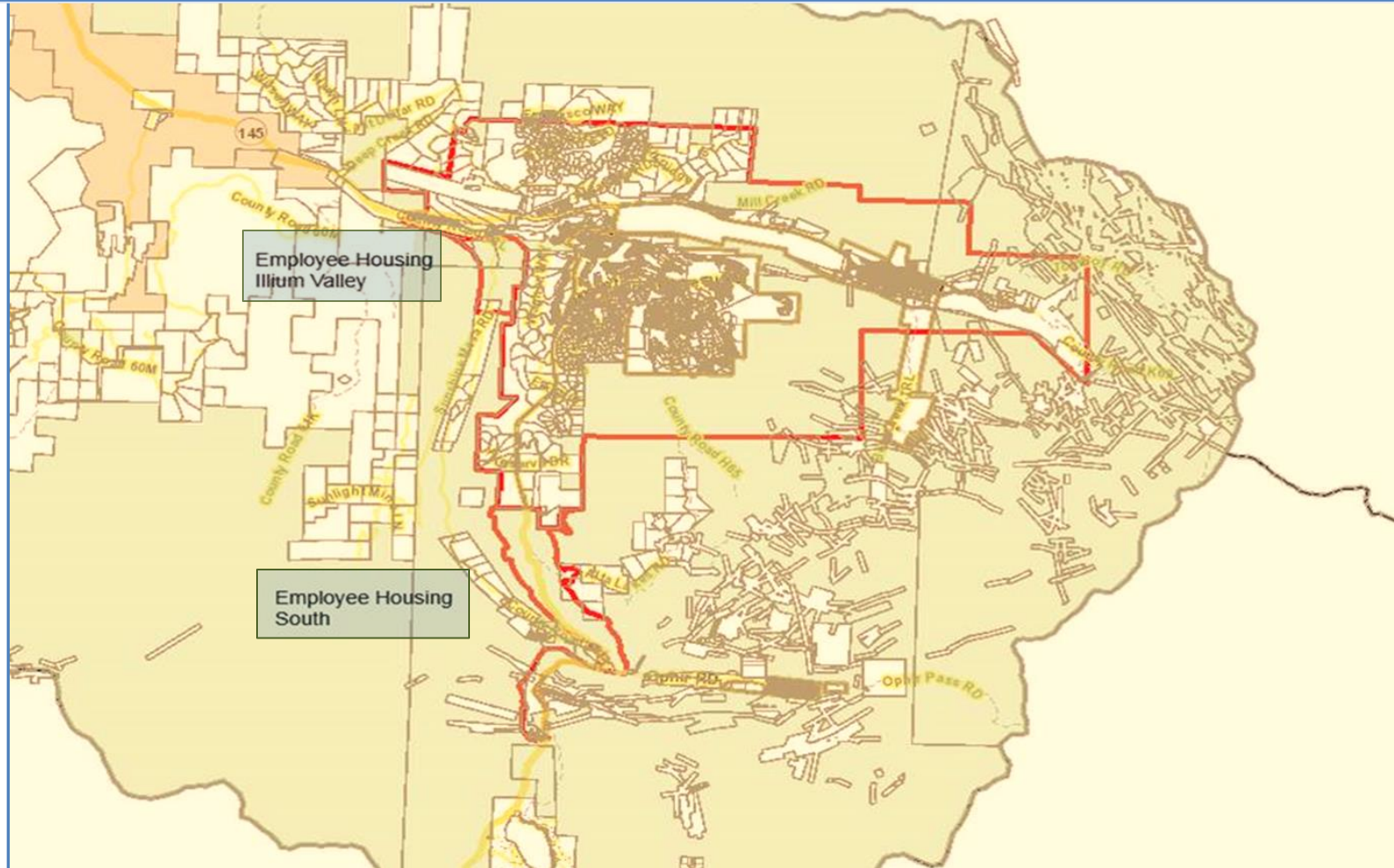
Note: SMC donated land for the Gold Run Project in Telluride



## What's been done in San Miguel County

# Telluride Region Master Plan

## Employee Housing Amendment



# What's been done in San Miguel County

## Adopted Residential Impact Fees / Mitigation

Development	Impact Fee / Mitigation
Residential	One of every 3 lots
Multifamily	One of every 3 units
New Construction / Additions > 1,800 sf	Fee assessed by square feet
Commercial	15% rate - required

Available County Funds from Impact Fees = **\$635K** as of January 1, 2015

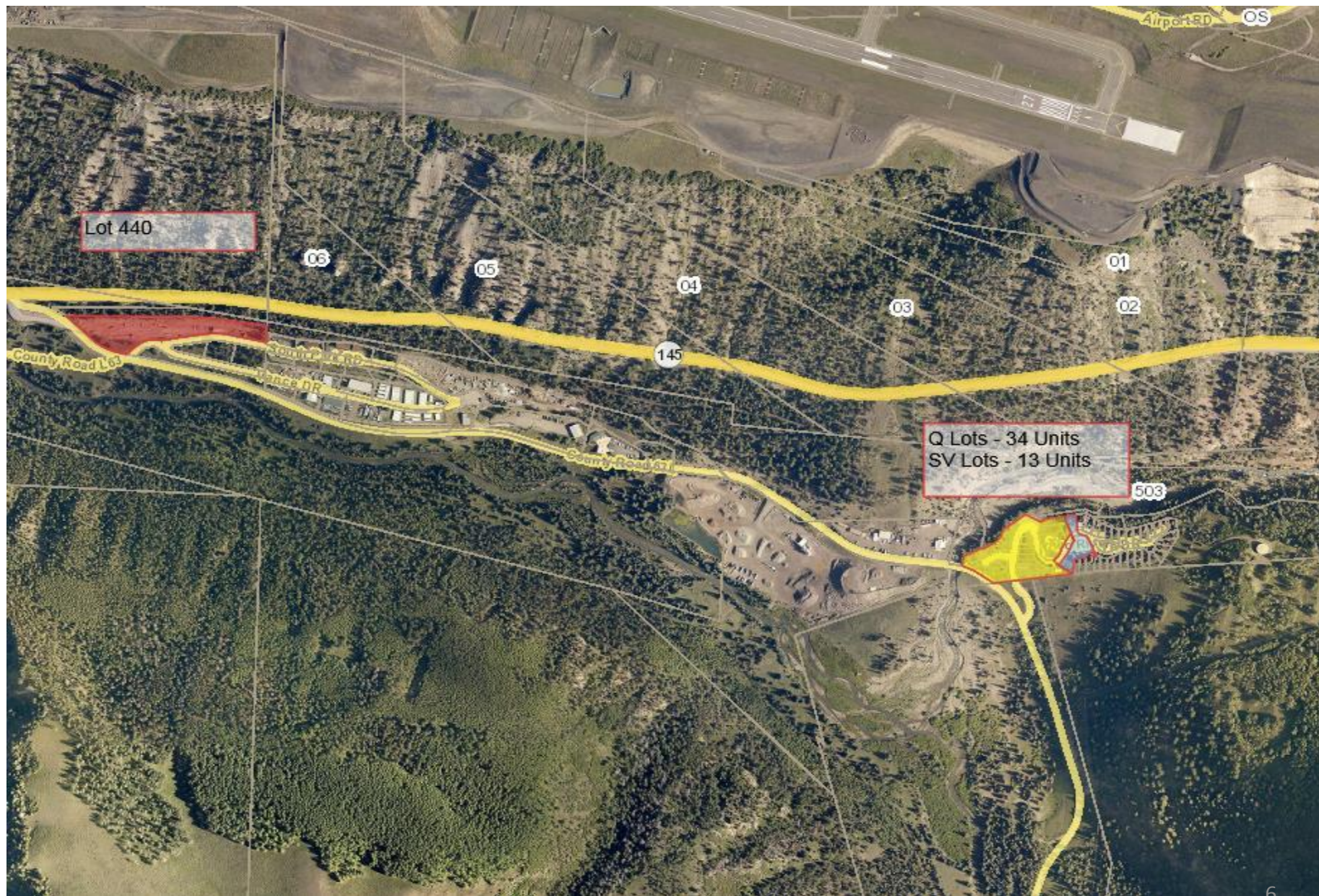
\$ Price Range / Affordable Housing for sale \$

**Lawson Hill 1Bd/1Ba Condo for  
\$111,000**

**San Bernardo 3Bd/2.5Ba Home for  
\$500,000**



## Lawson Hill (Ilium Valley) - Available Vacant Employee Housing lots





## Lawson Hill – Platted Live/Work Lots





# Sunnyside Employee Housing Project Parcel – owned by County



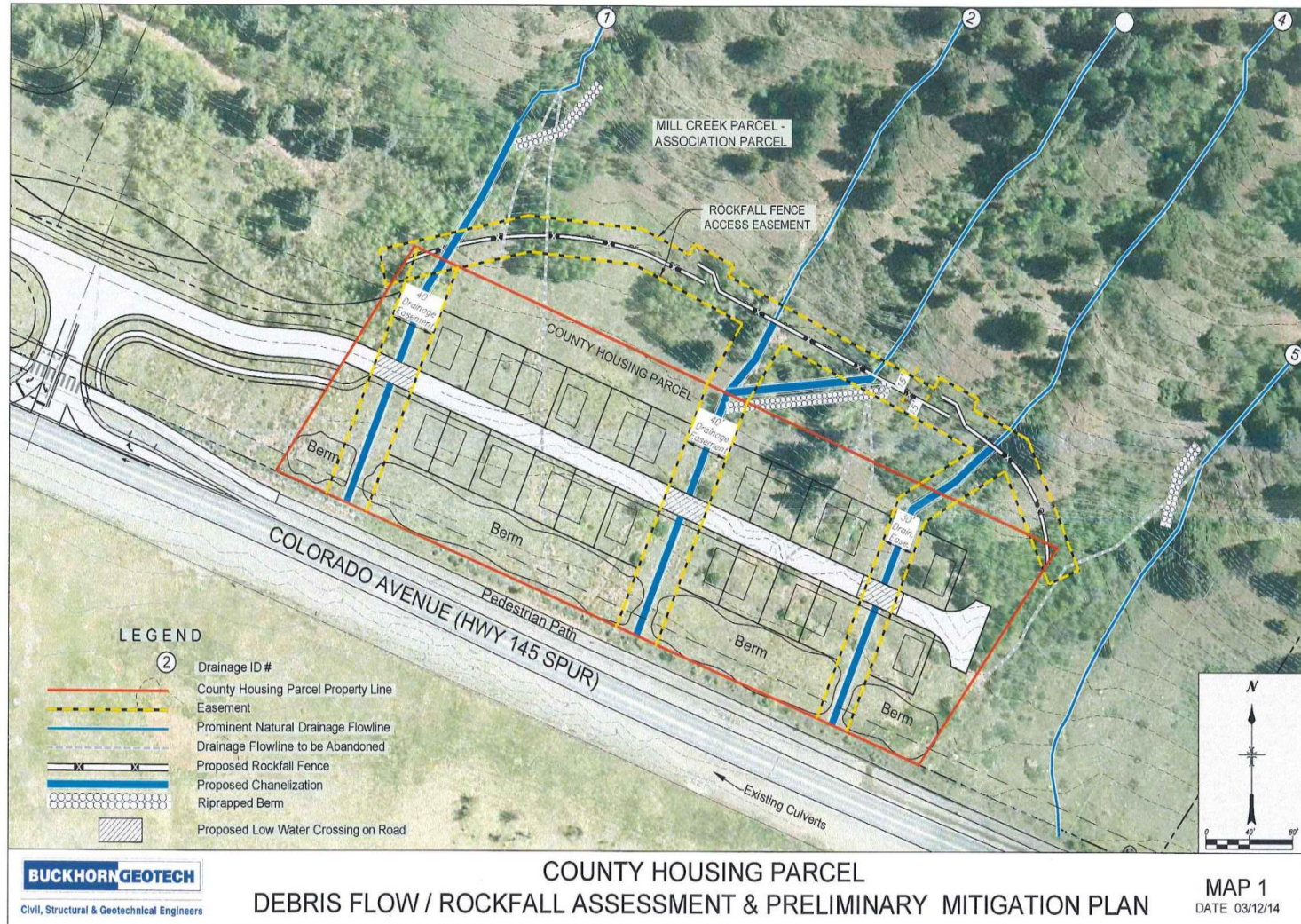


# San Miguel Valley Corporation – Potential Employee Housing Parcel





# San Miguel Valley Corporation - Employee Housing Parcel (Concept Plan)





# BARRIERS TO AFFORDABLE HOUSING DEVELOPMENT

## IDENTIFIED **BARRIERS** TO BUILDING EMPLOYEE HOUSING

### IN SAN MIGUEL COUNTY

Limited County Funding - \$635,000 available

Water and Sewer Utilities Restricted to Sites

Sites Constraints Limit Economical Construction of Employee Housing