

Community Benefits of Workforce Housing

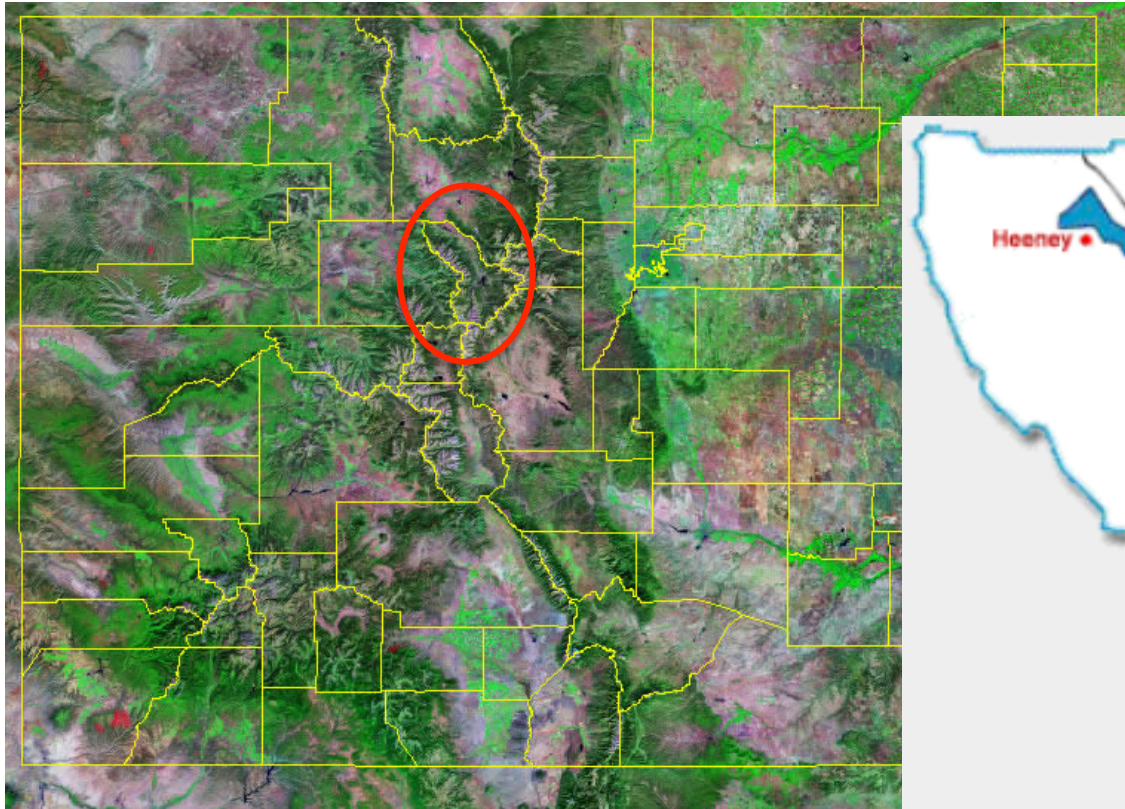
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Case Study: Town of Breckenridge



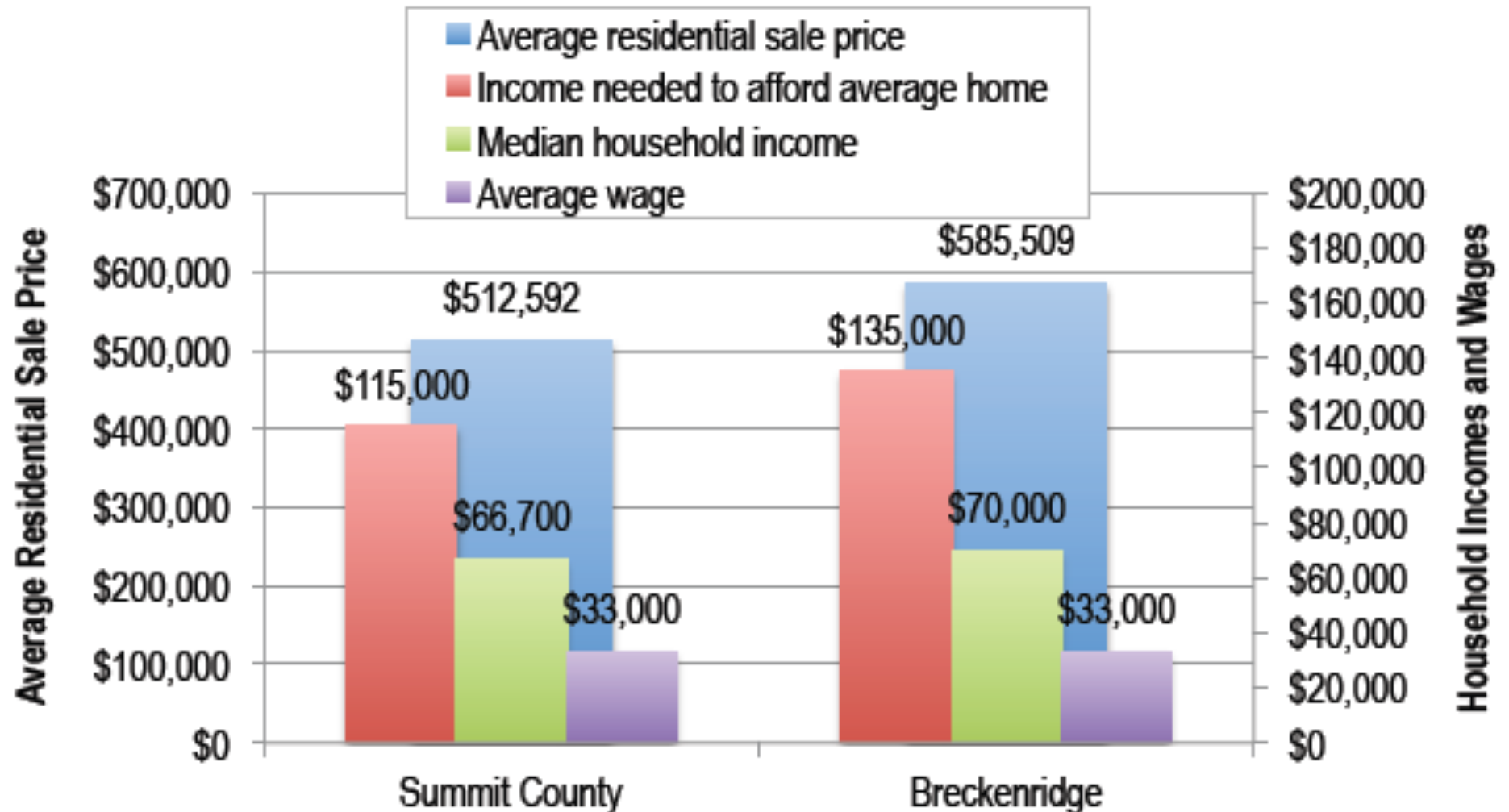
Source: Geology.com



Community Size

	Summit County, CO	Town of Breckenridge
Population (2010)	28,000	4,500
Housing Units	30,300	6,900
Occupied	40%	28%
Size (sq. mi.)	608 (80% public land)	

Housing Prices vs. Wages



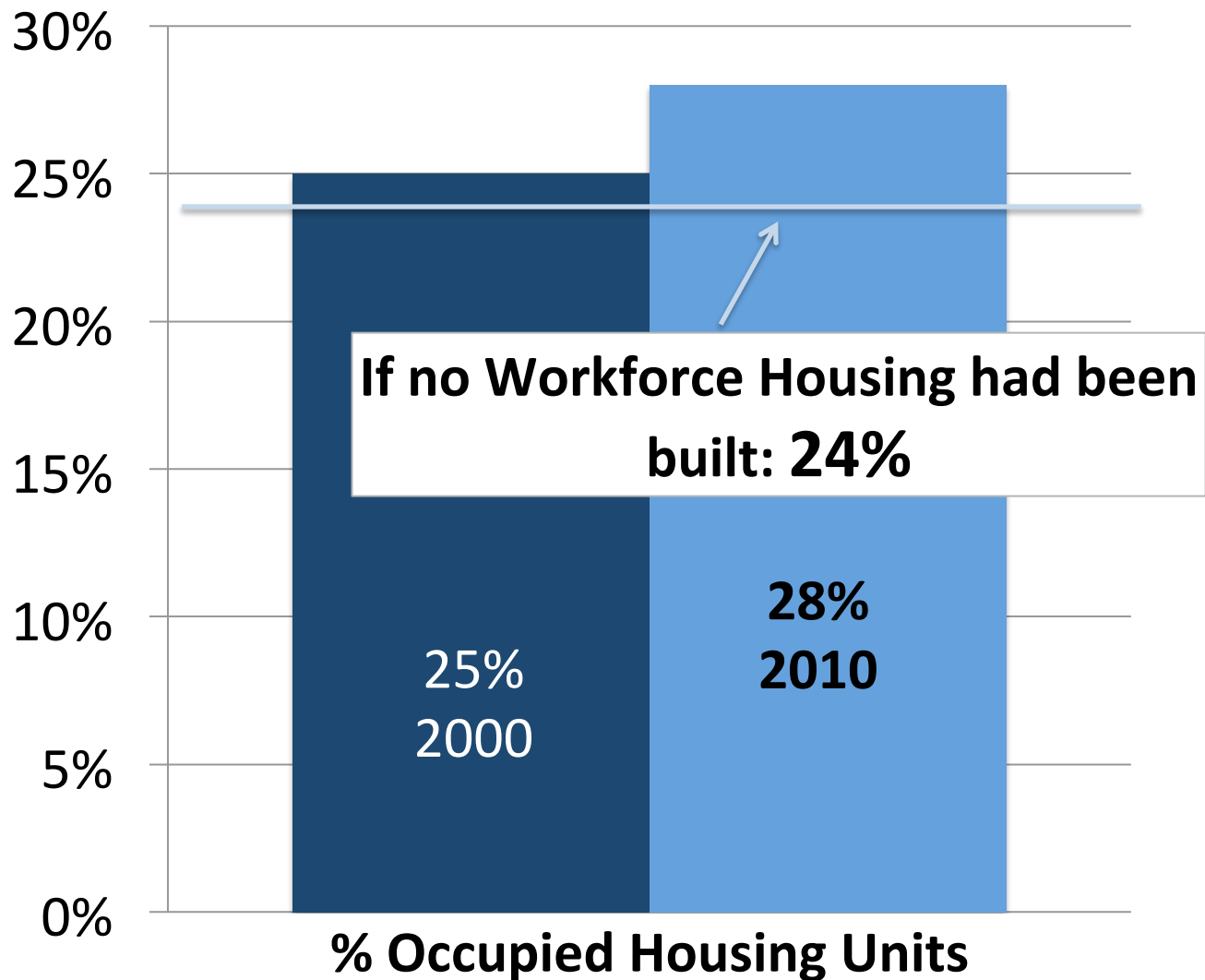
Workforce Housing

- Began constructing workforce housing in 1997
– most built between 2001 and 2010
- GOAL: House 48% of the town's workforce
- 623 units built in town, 388 of which have price/income restrictions.
- Almost 1/3 of resident households reside in workforce housing (623 of 1,950 total)

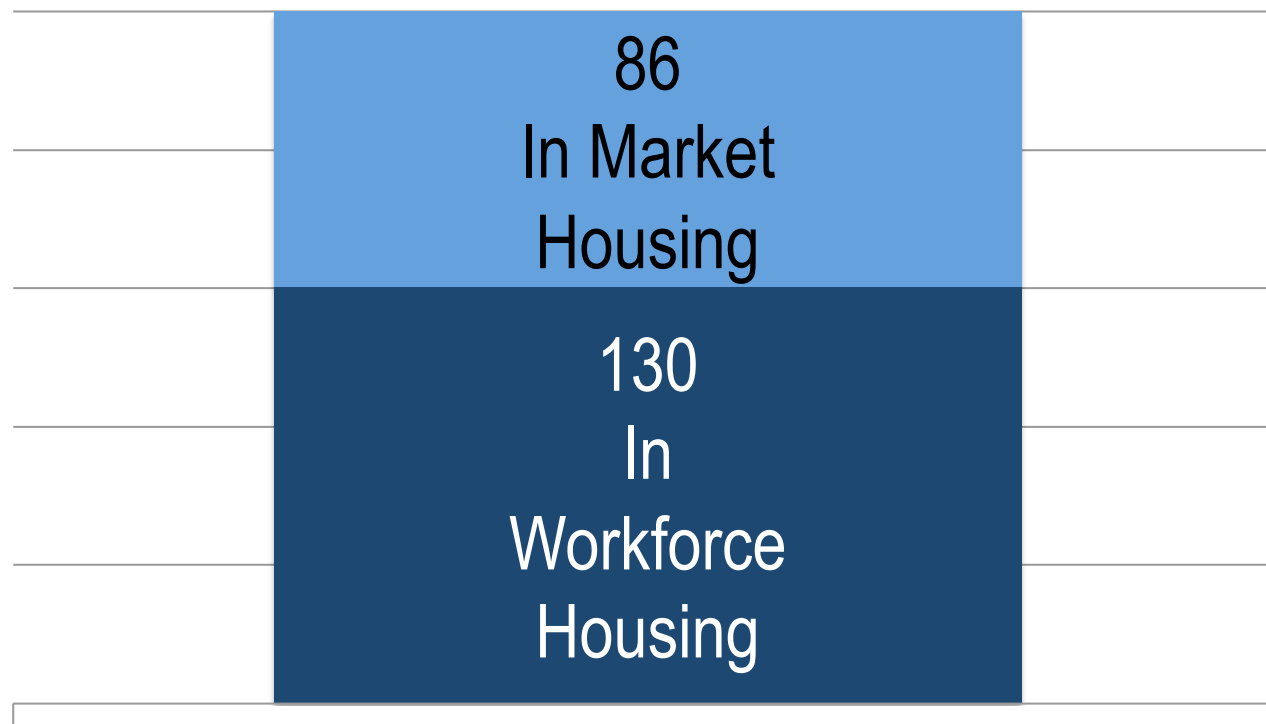
How Workforce Housing Has Helped

- Boosted resident occupancy of homes
- Brought back families
- Houses essential town workers (hospital, school, emergency workers, services, etc.)
- Decreased commuter miles traveled
- Helped support a more year-round economy

Resident Occupancy



Brought Back Families



Growth in Families: 2000 to 2010

Housing Necessary Employees

% of Households with a member working in:	Workforce Housing	Market Rate Housing
Retail, bar, restaurant, lodging	45%	26%
Health care and emergency services	28%	17%
Education and child care	20%	10%

Owner-occupied homes; Town of Breckenridge, 2013

Economy (\$\$\$) and Commuting

- 620+ resident households contribute over \$15 MILLION per year to the local economy.
- Saving 100,000 commute miles PER DAY by housing 850 workers in town.

Workforce Housing Program

- Community Vision
- Housing Plan
- Targets and Indicators
- Coordinated development codes, ordinances and programs
- Build out and market adjustments