



CORNERSTONE
ATTAINABLE HOUSING
PLAN AUDIT

December 2021

INTRODUCTION & BACKGROUND

This Attainable Housing Audit produced by Cornerstone Winter Park Holdings, LLC (“Cornerstone”) is in accordance with the Housing Plan approved by the Town of Fraser (“Fraser”) utilizing data from Grand Park and an estimate of Rendezvous construction based on a 2019 report provided by Fraser and estimating new home construction since that time in Rendezvous. This report can be updated if year-end home construction numbers are available and provided from the Town of Fraser.

Pursuant to the Amended and Restated Annexation Agreement for the Rendezvous Property, Cornerstone provided Fraser with an Attainable Housing Plan that was approved by the Town of Fraser Board of Trustees on April 20, 2005, pursuant to the Town of Fraser Resolution No. 06-02-07 adopted on June 20, 2007 (“Housing Plan”) attached hereto as Exhibit A.

The Housing Plan sets forth the manner Fraser and Cornerstone shall work together to provide 144 attainable housing units. The schedule shown in Figure 1 below establishes the proportionality of 144 attainable units relative to the development of Grand Park and Rendezvous. Lodging units and commercial square footage entitlements were converted to a common single-family equivalency utilizing the Meurer & Associates water master plan for the project to arrive at an overall single-family unit equivalency for the Annexation Agreement entitlements to derive the ratio of attainable units to other units of .0348:1.

Figure 1

CORNERSTONE ATTAINABLE HOUSING PLAN							
UNIT PROPORTIONALITY CALCULATION							
GRAND PARK				Residential			
Planning Area	Avg. Density	Approx. Acres	% Total Area	detached	attached	Lodging Units	Commercial Sq. Ft.
1Wa	6.8	33.6	2.4%		230	300	150,000
1Wb	9.3	4.3	0.3%		40		
2W	10.0	25.1	1.8%		250	278	100,000
3Wa	9.8	11.2	0.8%		110		
3Wb	14.8	5.4	0.4%		80		
3Wc	5.1	11.7	0.8%		60		30,000
4W	11.8	8.5	0.6%		100		65,800
5W	5.9	16.9	1.2%		100		
6W	0.0	4.0	0.3%				public site
7W	3.0	88.8	6.4%	45	225		
8W	2.8	50.1	3.6%	63	75		
9W	3.4	45.5	3.3%		153	200	20,000
10W	2.8	42.6	3.1%		118	350	30,000
11W	3.5	9.7	0.7%	10	24	150	
12W	5.9	15.6	1.1%		92		
13W	1.6	31.1	2.2%	50			
14W	2.4	49.6	3.6%	117			
15W*	0.5	26.1	1.9%	12			
16W*	0.9	102.5	7.4%	90			
17W*	0.6	120.0	8.7%	72			
18Wa	0.6	23.2	1.7%	14			
18Wb	1.1	42.1	3.0%	47			
19W	5.0	35.9	2.6%	86	93		
20W	4.6	12.5	0.9%		57		
21W	2.1	23.6	1.7%		50		
22W	1.0	80.1	5.8%	80			
subtotal	2.8	919.7	66.3%	686	1857		
23W (golf / os)		466.8	33.7%				
TOTAL		1386.5	100.0%	2543		1278	395,800
RENDEZVOUS				Residential			
Planning Area	Avg. Density	Approx. Acres	% Total Area	detached	attached	Lodging Units	Commercial Sq. Ft.
East Mountain Filing 1	0.8	129.5	29.2%	110			
4E		136.95	30.9%				
East Mountain- Filing 2 (6E)	3.6	44.9	10.1%	131	32		
7E	4.1	22.6	5.1%	41	52		
9E	8.0	19.9	4.5%		160		
11E	6.3	9.6	2.2%	60			
12E	5.9	9.75	2.2%		58		29,200
13E	14.0	4.3	1.0%		60	130	15,000
14E	16.0	5.0	1.1%		80		20,000
Linear Park		60.3	13.6%				
Cozens Museum		0.5	0.1%				
SUBTOTAL				342	442		
TOTAL		443.3	100.0%	784		130	64,200
Combined Density Totals		1,830		3,327		1,408	460,000
Single Family Equivalent of commercial and lodging unit entitlements						352	460
Residential Entitlements		3,327					
Lodging Unit Equivalent (.25 per lodge unit)		352					
Commercial Equivalent (1 per 1,000 s.f)		460					
Units for Proportional Attainable Dev.		4,139					
Attainable Units		144					
Attainable Unit proportionality		0.0348	per unit developed				

The Certificate of Occupancy issuance and building permit issuance data for development completed and under construction to date at Grand Park as well as Rendezvous estimated home completion was incorporated in the schedule shown in Figure 2 below. This schedule establishes the attainable units which are in proportion to the developed units utilizing the ratio derived by the schedule in Figure 1 of 0.0348:1.

Figure 2

CORNERSTONE ATTAINABLE HOUSING PLAN			
Entitlements Realized based on Certificate of Occupancy Issuance & Building Permits for Grand Park			
Estimated entitlements realized at Rendezvous			
Annexation Agreement Project	Residential Units detached & attached	Lodging Units	Commercial Sq. Ft.
Grand Park (Actual Complete and/or permitted)	330	0	9,497
Rendezvous (Est.)	300	0	6,981
TOTAL	630	0	16,478
Above represents January 2019 Counts			
Residential Units (GP Actual & Permitted, Rend. Est.)	630		
Lodging Unit Equivalent (.25 per lodge unit)	0		
Commercial Equivalent (1 per 1,000 s.f)	<u>16.48</u>		
Developed Units	646		
Attainable Unit Ratio	0.0348		
Attainable Units to meet Proportionality	22.49		

This schedule indicates 22.49 attainable units at year end 2021 are required to meet the proportionality provisions of the Housing Plan. This is based on completed construction and building permit issuance for homes under construction in Grand Park and Rendezvous. The unit count for Rendezvous is estimated based on 2019 numbers provided by the Town of Fraser with an estimated increase. Actual year end 2021 Certificate of Occupancy data could be provided from Fraser and the exact unit count in the schedule above can be updated.

As of December 31, 2021, Cornerstone exceeds the required attainable units proportionality by 16 units by providing units to residents living and working in the Fraser Valley meeting the Housing Plan requirements.

As a part of the Housing Plan, Cornerstone is currently constructing the Mill Apartments at Byers Peak Ranch, a 40-year deed restricted workforce housing project limited to rents ranging from 20% to 80% of the Grand County Median Income. This project is projected to be completed in 2022 and will include 58,412 sf of heated apartment square footage containing 108 bedrooms and 96 bathrooms in sixty 1, 2, and 3 bedroom apartments, plus a clubhouse.

Cornerstone recognizes the importance of workforce housing in our small resort community and believes workforce housing belongs within walking and/or biking distance to the businesses, recreation and town amenities. Cornerstone continues to develop plans for more long-term rental housing, and it will continue to urge other businesses and developers to include a component of housing for the community's workforce with each new project.

Figure 3 below includes a schedule that calculates attainable housing units Provided by Cornerstone in accordance with the Housing Plan in 2021.

Figure 3

CORNERSTONE ATTAINABLE HOUSING PLAN						
Attainable Housing Units Provided or Under Construction in 2021						
Property Location	Type	Total Square Footage	Heated Livable Square Footage	Bedrooms	Bathrooms	No. of Units
105 Carriage Road, Fraser	Single Family	4,188	2,680	5	3.5	5.36
601 S Zerex St, Fraser Apt 1	Apartment	1,116	1,116	2	2.0	1.00
601 S Zerex St, Fraser Apt 2	Apartment	871	871	2	2.0	1.00
337 Elk Ranch Rd., Fraser	Single Family	2,946	2,439	4	4.0	4.88
341 Elk Ranch Rd., Fraser	Single Family	2,946	2,439	4	4.0	4.88
347 Elk Ranch Rd., Fraser	Single Family	2,946	2,439	4	4.0	4.88
Elk Creek Subdivision, Fraser	SF Lots (5)					7.50
Elk Creek - Meyer Lot 2, Fraser	SF Lots (6)					9.00
SUB TOTAL EXISTING CURRENT		15,013	11,984	21	19.5	38.49
UNDER CONSTRUCTION	Type	Total Square Footage	Heated Livable Square Footage	Bedrooms	Bathrooms	No. of Units
Mill Apartments - 204 Saddlehorn Drive, Fraser	Apartment	34,176	28,712	60	48.0	24.00
Mill Apartments - 197 Saddlehorn Drive, Fraser	Apartment	37,908	29,700	48	48.0	36.00
SUB TOTAL UNDER CONSTRUCTION		72,084	58,412	108	96	60.00
TOTAL ATTAINABLE HOUSING EXISTING & UNDER CONSTRUCTION		87,097	70,396	129	115.5	98.49

More specific details of the currently provided Attainable Housing Units are below:

1. 105 Carriage Road, Fraser, Colorado –5 bedrooms and 3.5 baths in 4,188 s.f. of space. The combined heated living area of the two units is 2,680 s.f. This single-family home qualifies as 5.36 units.
2. 5 Deed restricted single family lots designated as Attainable Housing lots in the Elk Creek Filing 3 subdivision. The attainable housing units equivalency for these 5 single family vacant lots equals 7.5 units.
3. Deed restricted single family lots designated as attainable housing lots on a portion of Meyer lot 2 subdivision pending final plat approval. The attainable housing units equivalency for these 6 single family vacant lots equals 9 units.
4. 337 Elk Ranch Rd, Fraser, Colorado – 4 bedroom 4 baths in 2,439 heated livable square footage. This single-family home qualifies as 4.88 units.
5. 341 Elk Ranch Rd, Fraser, Colorado – 4 bedroom 4 baths in 2,439 heated livable square footage. This single-family home qualifies as 4.88 units.
6. 347 Elk Ranch Rd, Fraser, Colorado – 4 bedroom 4 baths in 2,439 heated livable square footage. This single-family home qualifies as 4.88 units.
7. 601 S Zerex St, Fraser, Colorado Apartment 1 – 2 bedroom 2 baths in 1,116 heated livable square footage. This apartment qualifies as 1 unit and was completed in March of 2020.
8. 601 S Zerex St, Fraser, Colorado Apartment 2 – 2 bedroom 2 baths in 786 heated livable square footage. This apartment qualifies as 1 unit and was completed in

March of 2020.

Cornerstone has been working diligently to design, evaluate, and construct various attainable housing plans, including the following: 1. Under Construction 60 unit deed restricted apartment housing project; 2. Eleven additional homes to be located in Elk Creek Filing 3 on deed restricted lots and a portion of Meyer Lot 2; 3. Another 60 unit apartment project at Byers Peak Ranch in addition to the Mill Apartments; and the employee village concept at Grand Park. All of these projects are in various design development, financial evaluation and construction stages.

Unfortunately, after a 2-year effort by Cornerstone and multiple denials by Fraser the 204-unit HUD apartment complex on planning area 2W was terminated.

Cornerstone, at its Grand Park project, has been developing homes that work well for the second homeowner but also accommodate the full-time resident. The development program at Grand Park is one that melds full-time residents with second home residents seamlessly due to the development plans, product designs, and price points. This makes for vibrant, fun, social neighborhoods that also help to increase economic development activity in the area.

Today, there are more full-time families living in Grand Park that live and work in our community than any other time in the past. Absent from this audit are these many homes constructed at Grand Park that meet the Housing Plan requirements. Grand Park is a community comprised of both full time and second home residents. It is Cornerstone's intention to grow this trend for the near future, but efforts for new development require cooperation and efficiency through the development process.

The Housing Plan specifically provides that sufficient demand for housing must exist prior to commencing development, and our studies indicate the demand is there, but the financial viability is not. Cornerstone's design work and ongoing evaluation of various projects is indicative of its commitment to finding products and projects that have sufficient demand and are financially justifiable to commence development. Workforce housing needs have existed in Fraser since the late 1970's. Today, the viability of constructing workforce housing is challenged by ever growing entitlement, construction, and time delay costs that result in a significant funding gap relative to rental rates, sales prices and the Grand County median income levels.

The Housing Plan also provides that Fraser will consider incentive programs, modified development standards, and other regulatory approaches to facilitate attainable housing costs, in addition to assisting with the involvement of other jurisdictions. Cornerstone has proceeded with attainable housing projects without Fraser's recognition of this provision making Cornerstone the only private company in Grand County currently constructing large scale workforce attainable housing.

Cornerstone's attainable housing mission acknowledges the societal responsibility to foster housing affordability, to create an environment that preserves and produces affordable homes for all residents, and to develop resources to fill the void between production costs and housing consumers' abilities to pay. While Cornerstone will have satisfied and exceeded the attainable housing requirements of the Housing Plan, a key element to the success of the businesses that exists in our community is a stable and reliable work force

close to those businesses. Cornerstone hopes Fraser will recognize it can do a lot more by regulatory modifications and incentives at no costs to the community to assist with and encourage development of attainable workforce housing in the upper Fraser Valley where it belongs.

Cornerstone appreciates the vocal encouragement Fraser provides for development of attainable workforce housing; however, more action is needed by Fraser to address its regulations, permitting costs, time delays, and utility costs that are barriers to affordable home construction. There has been a lot of talk about affordable housing by many of Fraser's board members; however there has been no actual housing created or supported by the Town of Fraser. Every project Cornerstone has constructed or is currently constructing has been faced with significant opposition by some Fraser board members and staff. Fraser's cooperation, input, ideas, and assistance are needed to build the attainable workforce housing this community needs which will in turn help to foster economic and business development in our community.

EXHIBIT A

TOWN OF FRASER RESOLUTION NO. 06-02-07

A RESOLUTION APPROVING CORNERSTONE'S ATTAINABLE HOUSING PLAN.

WHEREAS, the Cornerstone Attainable Housing Plan is submitted in accordance with section 4.7 of the annexation agreement to fulfill the requirement of the agreement, which calls for the provision of 144 attainable housing units.

WHEREAS, on April 20, 2005 the Fraser Board of Trustees approved Cornerstone's Attainable Housing Plan (Exhibit "A") as required by the Amended and Restated Annexation Agreement for the Rendezvous Property, dated June 4, 2003.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF FRASER, COLORADO, THAT ON APRIL 20, 2005 (ATTACHED AS EXHIBIT A) FRASER APPROVED CORNERSTONE'S ATTAINABLE HOUSING PLAN PURSUANT TO SECTION 4.7 OF THE ANNEXATION AGREEMENT.

DULY MOVED, SECONDED, AND ADOPTED THIS 20th DAY JUNE OF 2007.



Attest: Lu Berger
Lu Berger, Town Clerk

TOWN OF FRASER
By: Fran Cook
Fran Cook, Mayor

CORNERSTONE
Attainable Housing Plan

April 20, 2005

1.0 Summary

This report presents the Attainable (Work Force) Housing Plan as required by the Amended and Restated Annexation Agreement for the Rendezvous Property, dated June 4, 2003. It is submitted in accordance with section 4.7 of the annexation agreement to fulfill the requirements of the agreement, which call for the provision of 144 attainable housing units. In preparing the Work Force Housing Plan, Cornerstone Winter Park Holdings, LLC ("Cornerstone") reviewed the Town of Fraser's current housing needs and Grand County market conditions with the assistance of RRC Associates. RRC's experience with attainable housing in Colorado and its familiarity with Grand County's population and demographic trends include assisting in the preparation of the Grand County Housing Needs Assessment conducted in 2000/2001. The preparation of the Cornerstone Plan included analysis of the Grand County Housing Needs Assessment (2001), 2000 Census information, Grand County Assessor records and current MLS listings; and meeting with representatives of the Grand County Housing Authority, the Fraser Work Force Housing Committee, and the Town of Fraser

2.0 Cornerstone Attainable Housing Plan

The plan is based on the current Town requirement, and it is understood that Cornerstone and Rendezvous are not subject to other, future changes in regulations of the Town or extra-jurisdictions in the form of levy's, impact fees, or other controls that could impact their properties. It is understood that sufficient demand for the housing must exist prior to commencing development and that the plan may be revised upon agreement of the Town of Fraser and Cornerstone.

2.1 Plan Definitions and Elements

The Housing Plan is based on the following definitions, standards and definitions:

1. **Inclusionary Housing Definition.**

This plan is designed to address the workforce housing need related to the Cornerstone and Rendezvous properties as identified in the Rendezvous PDD, approved June 2003. Cornerstone is responsible for fulfilling the requirement for both properties by providing attainable housing on the Cornerstone property, or on sites identified by Cornerstone within the Fraser Valley. This allows for a tie between development on the Cornerstone property and the provision of work force housing.

2. **Attainable Housing Definition.**

Based on the definition in Section 2.1.2 of the 2003 Amended and Restated Annexation Agreement, attainable housing is defined as "dwelling units or their equivalent intended to be purchased and/or rented by Fraser Valley residents that meet certain asset, income and employment guidelines".

3. **Resident Criteria.**

The housing is intended for the permanent work force employed in the Fraser Valley, and the occupant must meet the following guidelines:

- a) Primary home
- b) May not own other developed residential property in Grand County
- c) Attend home-buyer's class
- d) Housing and qualified improvements appreciation will be deed restricted
- e) Work in Fraser Valley eight months/year

4. Incentives.

As the cost of providing attainable housing is impacted by development standards and development fees, the Town of Fraser agrees to consider incentive programs, modified development standards, and other regulatory approaches to facilitate attainable housing costs. Town of Fraser also agrees to assist Cornerstone with the involvement of other jurisdictions.

5. Partnerships and Flexibility.

Cornerstone may seek partnerships with public and private sector entities to develop work force housing.

6. Equivalency Standards.

The residential equivalency for attainable housing will be accounted for as follows:

Housing Type	Equivalency
Accessory Unit (450sf)	1 unit
Single family lot	1.5 units
Single family dwelling unit: 750sf or less	1.5 units
Single family dwelling unit: greater than 750sf	1.5 units + .002 unit/sf over 750sf
Multi-family Rental unit	1.0 unit
Multi-family ownership unit: 500sf or less	1.0 unit
Multi-family ownership unit: greater than 500sf	1.0 units + .002 unit/sf over 500sf

7. Administration.

The Grand County Housing Authority will review resident qualification and administer the deed restriction programs.

An annual audit will be provided to the Town by Cornerstone on or before October 31 of each year.

Development Proposal – Elk Creek Neighborhood

Cornerstone proposes to develop an initial attainable housing project in a traditional neighborhood with an integrated plan of attainable and market priced housing consisting of single family and multi-family residential.

The proposed project is located along Elk Creek near Count Road 72 immediately adjacent to the existing developed portion of the Town of Fraser. Within walking distance of existing commercial and transportation services the neighborhood is designed with a traditional layout of single-family detached lots and multi-family housing reflecting the pattern of 'old' Fraser. This pattern will help foster 'connectivity' and a sense of neighborliness along Elk Creek with convenient roadway and trail access.

Architectural guidelines will provide a simple but consistent framework promoting a 'mountain meadow' cottage character emphasizing porches; setback and detached garages; gabled roof forms with dormers; and a palette of traditional materials and colors.

The plan as proposed contains a minimum of 15 attainable multi-family (townhome and/or apartment) residences and 34 attainable single-family lots – which can be provided as lots for owner constructed; builder constructed and developer constructed residences. Development of the Elk Creek neighborhood would commence upon reservation/contracting 50% of the affordable housing and/or land product.