

WESTERN HOUSING SOLUTIONS



Shandoka, Telluride, CO - 110 Units and Day Care Center

Introduction: The Problem and the Solution

There are communities all over the country struggling to think of creative solutions for the difficulties that confront the entry level housing sector. Even with the interest rate climate at historically low levels, the market continues to fail to create units for the lower third of the employment range. Western Housing Solutions brings a unique combination of experience and passion to the topic and have been successful in the construction of over 1000 units of both for sale and rental affordable housing.



Entrance to Shandoka Apartments



Daycare Center at Shandoka

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Truscott Place, Aspen, CO - 140 Units



Fairway Three, Snowmass Village, CO 24 Units

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Lake Creek. Vail, CO - 270 Units



Villas North, Snowmass Village, CO - 32 Units

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Oh-Be-Joyful, Four new homes and a converted farm house "for sale" project in Pitkin County, CO



Palisades, Snowmass Village, CO - 30 Units

Western Housing Solutions Major Affordable Housing Projects

Location/Name	Project
Aspen, CO	
Aspen Valley Hospital	24 Affordable Housing Units
Truscott Place	140 Affordable Housing Units
Smuggler	13 Affordable Housing Units
Midland Park	37 Affordable Housing Units
HunterCreek	178 Affordable Housing Units
Pitkin County, CO	
Goldie Hawn	Three Homes, Two AH Units
Oh-Be-Joyful	5 Lot SF Home AH Subdivision
Telluride, CO	
Block 23/Wilken Court	12 Affordable Housing Units
Shandoka Phase I	34 Affordable Housing Units
Shandoka Phase II	52 Affordable Housing Units
Shandoka Phase I & II	\$5.535 Million Refinance
Shandoka Phase III	24 Affordable Housing Units and Day Care
Sec. 8 Family Housing	8 Units \$280,000 Refinance
Mountain Housing	58 Affordable Housing Units
San Miguel County, CO	
Mortgage Revenue Bond	\$7.5 Million, San Miguel County, Telluride
Regional Housing Authority	Organizational Plan
Vail , CO	
Lake Creek Village	\$25 Million, 270 Affordable Housing Units
Crested Butte, CO	
Crested Butte Town Council	Special Consultant to the Town Council
Skyland Development, Numont Mining	52 Affordable Housing Units
Hunter Hill	35 Affordable Housing Units
Grand Junction, CO	
Grand Junction Housing Authority	50 Affordable Housing Units
Winterpark, CO	
Winterpark Ski Area	Special Consultant to Jerry Gros weld, CEO Re: affordable housing program
Snowmass Village, CO	
Creekside	72 Affordable Housing Units
Palisades	30 Affordable Housing Units
Brush Creek Apts.	32 Affordable Housing Units
Villas North	32 Affordable Housing Units
Country Club Villas	8 Affordable Housing Units
Country Club Town Homes	16 Affordable Housing Units
Fairway Three	24 Affordable Housing Units
Basalt, CO	
Riverside Apartments	64 Affordable Housing Units
Silverthorne, CO	
Silver Mtn. Village/ Buffalo Mtn. Ranch	300 Affordable Housing Units
Rifle, CO	
Deerfield	108 AH Single Family Home Sites
Park City, UT - The Canyons	
Fire Station	20,000 sq. ft., 3 bay, housing, community room
The Canyons	Developed Affordable Housing Plan

WESTERN HOUSING SOLUTIONS MANAGING PARTNERS



John Young - John Young has been involved in the real estate development business for the last 28 years. John served as a City Manager for nine years at Snowmass Village, CO, an emerging resort town, and has since consulted with 21 different local governments in affordable housing and land use applications. He has gained approvals of over \$400 million dollars worth of development and has participated in \$80 million dollars of public projects. John brings a unique background of public and private sector knowledge with extensive development, financial and construction management experience, to Western Housing Solutions. He currently serves on the Basalt Fire Board. John's primary area of responsibility is in overall project management with an emphasis on the land use and financial needs necessary for each project.



Ted Guy - Ted Guy has owned an architectural and engineering firm for the last 24 of the 35 years he has practiced Architecture. Ted has a rare combination of both a Structural Engineer and an Architectural license that allows him to blend the visionary aspects of a project with the practical needs of construction. He has provided planning, design, engineering, and construction management for mixed use and commercial projects, affordable housing and custom homes, throughout Colorado. He has spent more than 20 years as president of either the Basalt Sanitation District or the Mid Valley Metropolitan District and served as the initial chairman of Eagle County's first Roaring Fork Planning Commission. Ted's focus is on the design, building systems, civil engineering and land use issues involved in each project.



Scott Brown—Scott Brown has a wide range of experience gleaned from over 35 years of a diverse business and public service background. Scott has owned successful banks in Western Colorado, newspapers and magazines, a construction and development company, and a real estate company, among other things that serve as a base for his expertise and involvement in Western Housing Solutions. He has donated thousands of hours to various volunteer organizations and is a founder of the Telluride Arts Council, the Telluride Bluegrass Festival, the Telluride Film Festival, and the Telluride Tech Festival. He is also a former Chairman of the Telluride Housing Authority and the Chairman of the San Miguel County Planning and Zoning Commission. Scott is in charge of marketing, business development and community relations.

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