

Dolores Affordable Housing Issues Discussion

Planning & Zoning Commission

May 16, 2023



Dolores Comprehensive Plan



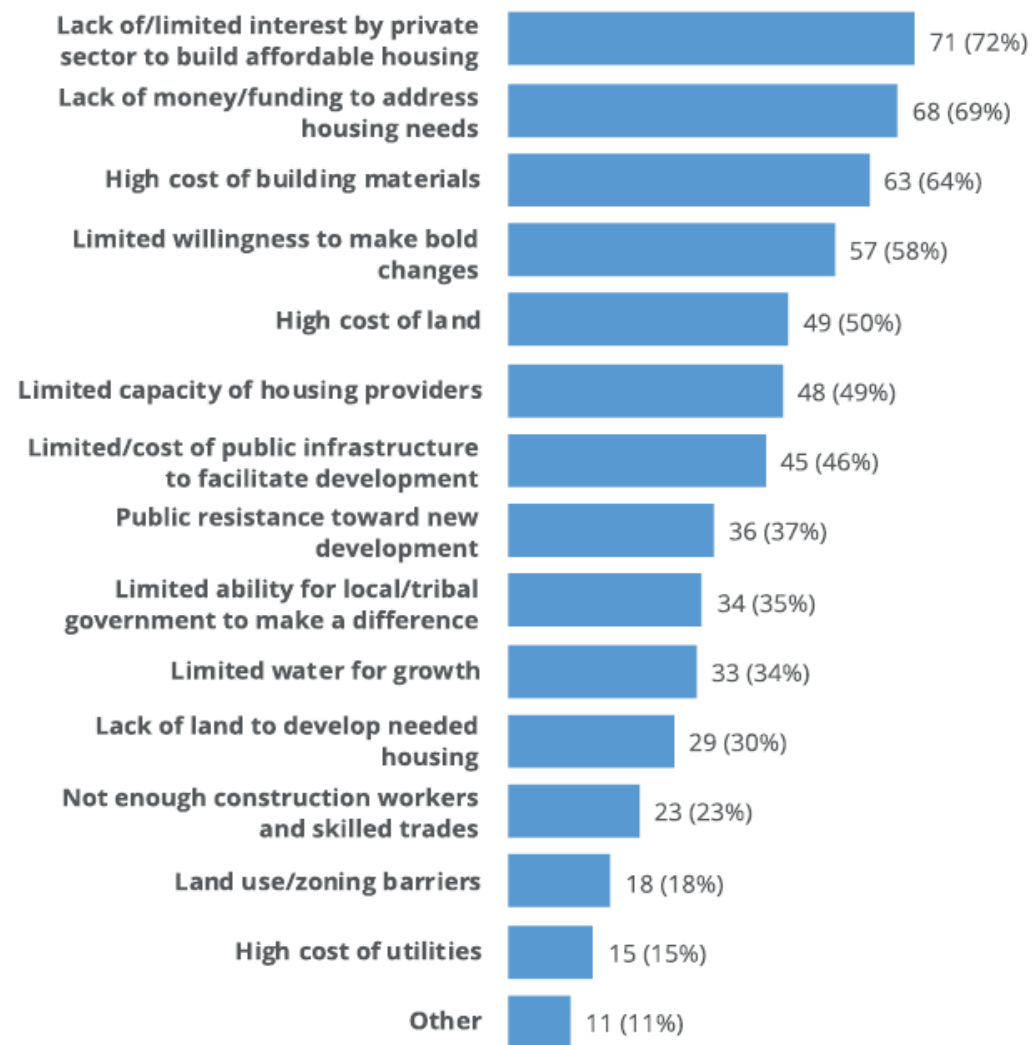
Dolores Housing Needs

Regional Housing Needs Assessment

August 2021

Regional Stakeholder Survey: Housing, Social Services, Local Government, and Economic Development

Figure I-4.
In your opinion, what are the greatest barriers to addressing housing needs in your community?



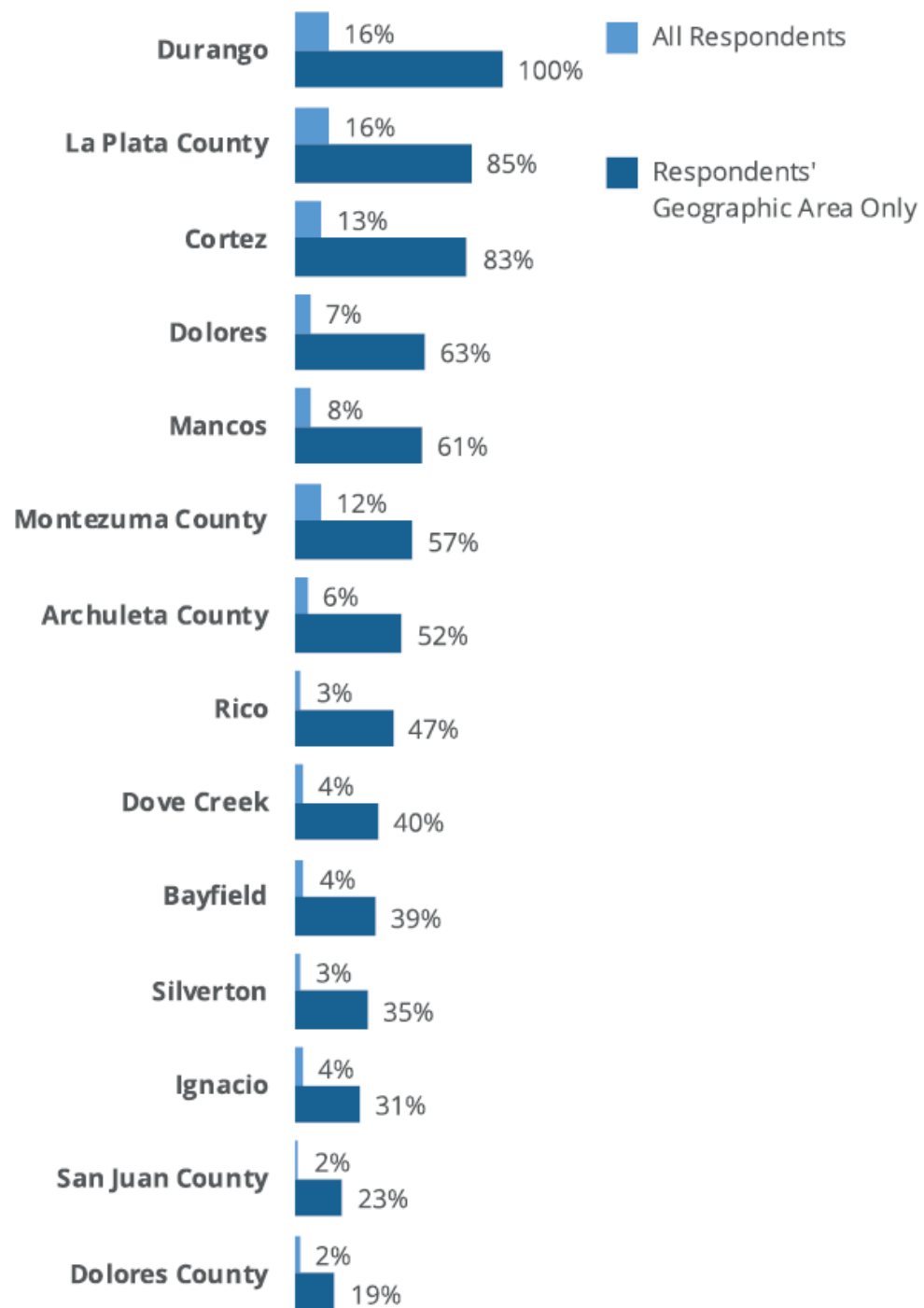
Note: n=98, percentages do not add to 100 due to multiple responses allowed.

Source: Southwest Colorado Housing Survey 2021 and Root Policy Research.

Regional Stakeholder Survey: Housing, Social Services, Local Government, and Economic Development

Figure I-5.
In which geographic areas do you feel the above challenges are most severe?

Source:
Southwest Colorado Housing Survey 2021 and Root Policy Research



Regional Stakeholder Survey: Housing, Social Services, Local Government, and Economic Development

Top findings from stakeholder survey.

Affordable housing challenges that concern stakeholders the most include: :

- Limited rental housing;
- Lack of starter homes and difficulties in attaining ownership; and
- Distance between areas of employment and affordable housing.

Secondary concerns focused on the negative economic impacts of limited affordable housing from residents cutting back on local spending, and businesses not being able to attract or retain workforce.

Stakeholders are moderately concerned about housing for seniors to age in place and public transportation connecting workplaces and affordable housing. They are least concerned about the effect of affordable housing challenges on attracting or retaining families.

Commuting Patterns

Figure II-13.
Commuting Patterns, 2010 and 2018

Place	Share of Jobs filled by In-commuters			Share of Workers Commuting Out		
	2010	2018	% Point Change	2010	2018	% Point Change
Archuleta County	24%	29%	6%	37%	32%	-4%
Pagosa Springs	89%	91%	1%	68%	54%	-14%
Dolores County	27%	55%	29%	61%	59%	-2%
Dove Creek	50%	85%	35%	97%	75%	-22%
Rico	81%	100%	19%	95%	100%	5%
La Plata County	27%	28%	1%	24%	23%	-1%
Bayfield	88%	89%	1%	93%	90%	-3%
Durango	69%	68%	-1%	45%	37%	-8%
Ignacio	95%	95%	0%	92%	91%	-2%
Montezuma County	28%	29%	1%	33%	36%	3%
Cortez	65%	63%	-2%	49%	49%	0%
Dolores	93%	90%	-3%	91%	89%	-3%
Mancos	84%	82%	-2%	93%	87%	-7%
San Juan County	31%	44%	13%	52%	46%	-5%
Silverton	24%	49%	24%	73%	55%	-17%

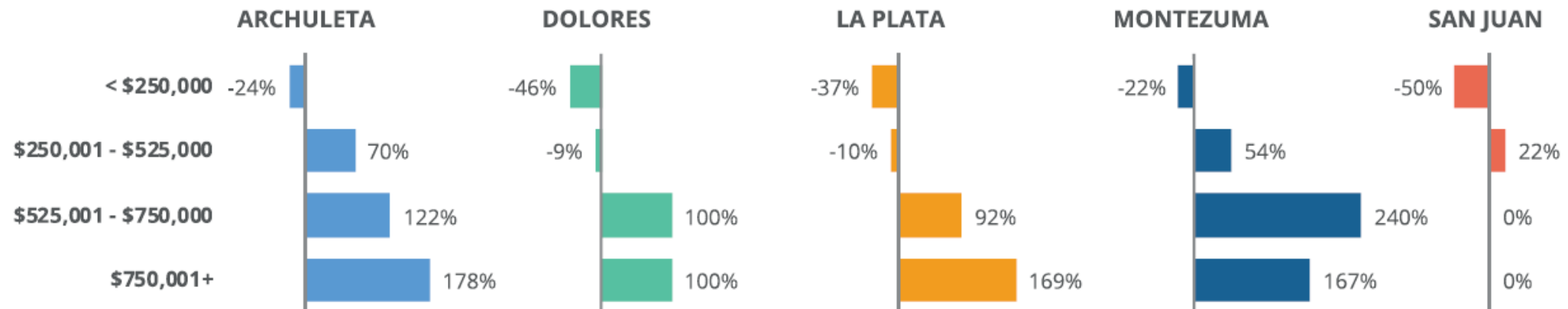
The decline in out-commuting indicates that the new jobs in the region have partially benefitted residents employed in the city in which they live. However, shifts in housing units toward seasonal, vacation, and retiree occupancy have reduced the number of housing units available for workforce, simultaneously increasing in-commuting.

Source: LEHD and Root Policy Research.

Figure II-24a and b.

Change in Sold Homes by Price Band, by County, 2018-2020 and 2018-2021

	# of Sales < \$250,000					%	# of Sales \$250,001 - \$525,000					%	# of Sales \$525,001 - \$750,000					%	# of Sales \$750,001+					%
	2018	2019	2020	2021	Change		2018	2019	2020	2021	Change		2018	2019	2020	2021	Change		2018	2019	2020	2021	Change	
Archuleta	109	77	83	N/A	-24%	162	219	276	N/A	70%	32	40	71	N/A	122%	18	30	50	N/A	178%				
Dolores	13	10	7	N/A	-46%	11	6	10	N/A	-9%	0	1	0	N/A	100%	0	1	1	N/A	100%				
La Plata	242	224	210	153	-37%	611	639	704	549	-10%	193	196	323	370	92%	111	107	230	298	169%				
Montezuma	200	159	157	N/A	-22%	104	148	160	N/A	54%	5	8	17	N/A	240%	3	8	8	N/A	167%				
San Juan	14	15	18	7	-50%	9	13	23	11	22%	1	4	6	1	0%	0	0	0	0	0%				



Note: 2021 data were only available for La Plata and San Juan Counties.

Source: Home Mortgage Disclosure Act, CREM MLS, and Root Policy Research.

Sold Price by Home Type

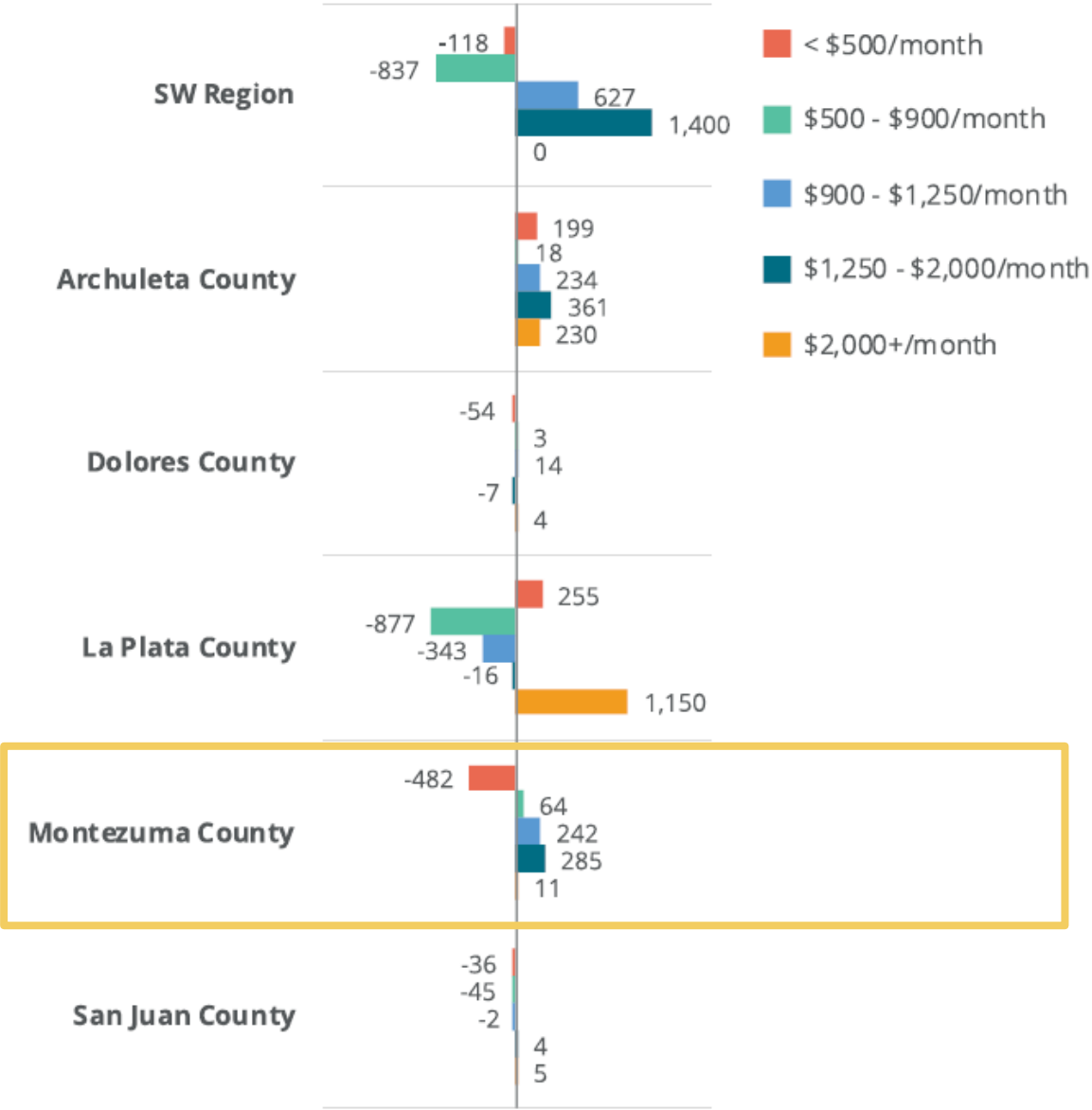
**Figure II-25.
Sold Price by Home Type and Percent Change,
2018-2021, La Plata County**

	2018	2019	2020	2021	% Change
Single family detached	\$448,400	\$455,000	\$515,000	\$605,000	35%
Townhome	\$362,000	\$364,000	\$423,500	\$460,000	27%
Condominium	\$195,000	\$224,000	\$240,000	\$302,500	55%
Manufactured/ Mobile home	\$215,500	\$199,950	\$235,500	\$239,000	11%
Modular home	\$300,000	\$297,400	\$312,000	\$385,000	28%

Source: Home Mortgage Disclosure Act, CREN MLS, and Root Policy Research.

Change in Rental Housing by Price Range

Figure II-26.
Change in Rental Housing by Price Range, 2010-2019



Source: 2010 and 2019 5-year ACS estimates and Root Policy Research.

Future Growth

Future growth. Based on forecasts by the Colorado State Demographer, by 2040, the region could reach 130,650 residents—31,457 more residents in the region than today. At 2.43 people per household (currently the regional average), approximately 18,142 housing units are needed to accommodate this growth. This is equivalent to an annual average of 907 units per year. This is much higher than historical volume because it accounts for seasonal and vacation demand and fully accommodates workforce.

As discussed above, growth will be largest in two age cohorts: 25 to 54 year olds, and 75+ year olds. These groups will have very different housing preferences and needs. Expansions in home health care, first floor units, and assisted living facilities will be needed to accommodate older seniors who choose to remain in the county. Working age adults with children typically prefer moderately sized, affordable homes with outdoor space—which both attached and detached products can accommodate.

The region will need to develop differently to manage this growth and meet other objectives—such as preservation of open space and protection of the environment. Land use modifications to allow denser, attached products coupled with programs (worker preference, first right of refusal) will be critical to ensure that the region maintains quality of life and needed services for permanent residents.

Current and Future Housing Needs and Targets

	Region	Archuleta	Dolores	La Plata	Montezuma	San Juan /Silverton
Historical growth and needs: 2010-2019						
Change in jobs since 2010	6,108	1,563	297	3,587	560	101
Housing units needed to accommodate new jobs	3,054	782	149	1,794	280	51
Change in housing units	2,921	611	113	1,965	237	(5)
Change in occupied housing units	1,204	591	(140)	694	114	(55)
Short term needs: 2021-2023						
Housing needed to accommodate employment demand	775	201	38	453	70	13
Rentals (low wage jobs)	397	103	20	232	36	7
Rentals (moderate wage jobs)	189	49	9	111	17	3
Ownership (moderate wage jobs)	189	49	9	111	17	3
Seasonal surge beds	126	44	11	45	12	14
Housing targets for permanent resident units, 2021-2024						
Total new units for new employment + address 25% of existing needs	933	229	41	570	220	22
Net new units for 25% of renter households with unmet needs, < \$625/month	152	28	3	118	-	3
New rentals for workforce, < \$1,750 /month	398	103	20	232	36	7
New units for ownership, \$380,000-\$525,000	830	145	16	473	184	13
<i>Average annual new units (3 years)</i>	<i>311</i>	<i>76</i>	<i>14</i>	<i>190</i>	<i>73</i>	<i>7</i>
<i>v. Average annual change in occupied units 2010-2019</i>	<i>134</i>	<i>66</i>	<i>(16)</i>	<i>77</i>	<i>13</i>	<i>(6)</i>
Seasonal surge beds	126	44	11	45	12	14
Long term housing needs, employment+seasonal demand, 2020-2040						
Projected new permanent residents, 2040, State Demographer	31,457					
Total new units	18,142					
Worker and retiree demand	14,812					
Seasonal and vacation demand	3,330					
<i>Average annual need</i>	<i>907</i>					
<i>v. Average annual change in occupied units 2010-2019</i>	<i>134</i>					

Summary of Housing Needs

Short Term Needs

- Intentionally consider the competing interests of workforce housing and seasonal and vacation homes
- Embrace land use alternatives as a solution to manage housing demand and meet other objectives of open space preservation and protection of the environment

Long Term Needs

- Increase housing production (increase regionally from 130/year to 900/year)
- Utilize land use reform and infrastructure expansions to catalyze more efficient and environmentally-friendly growth

Housing Strategies

- Formalize a regional approach to addressing housing needs
- Repurpose, acquire, and bank land
- Apply for state funds to make needed land use and zoning regulatory changes, identify public land, and qualify for additional funding to create affordable housing
- Develop a regional trust fund, raise revenue, and leverage to get units on the ground quickly
- Develop workforce housing communities
- Incentivize property owners to rent long-term

Natural and Structural Housing Limitations

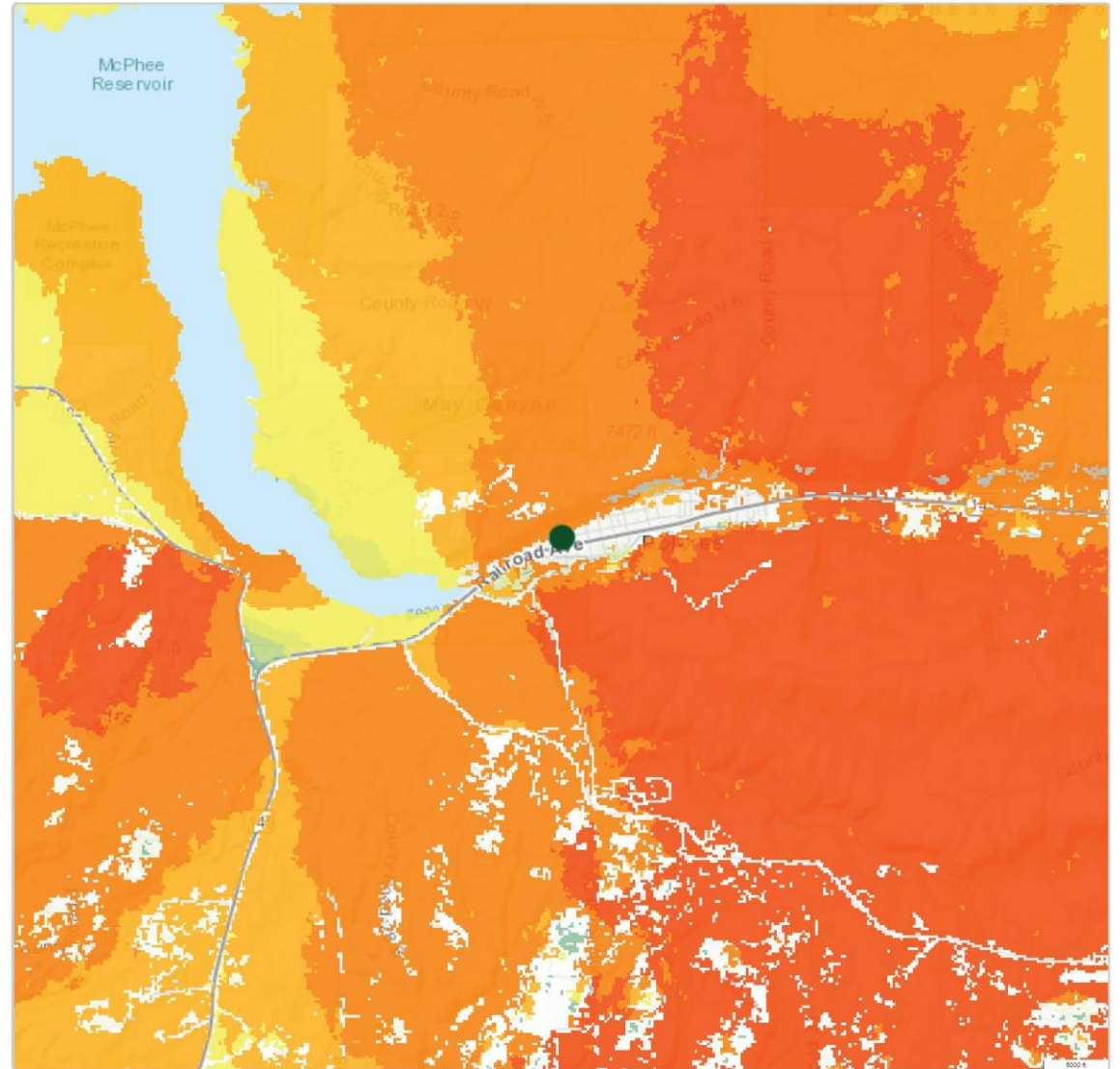


Colorado Wildfire Risk Public Viewer

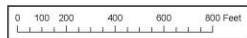
<https://co-pub.coloradoforestatlas.org>

Burn Probability

- NB
- 1 - Very Low
- 2
- 3 - Low
- 4
- 5 - Moderate
- 6
- 7 - High
- 8
- 9 - Very High



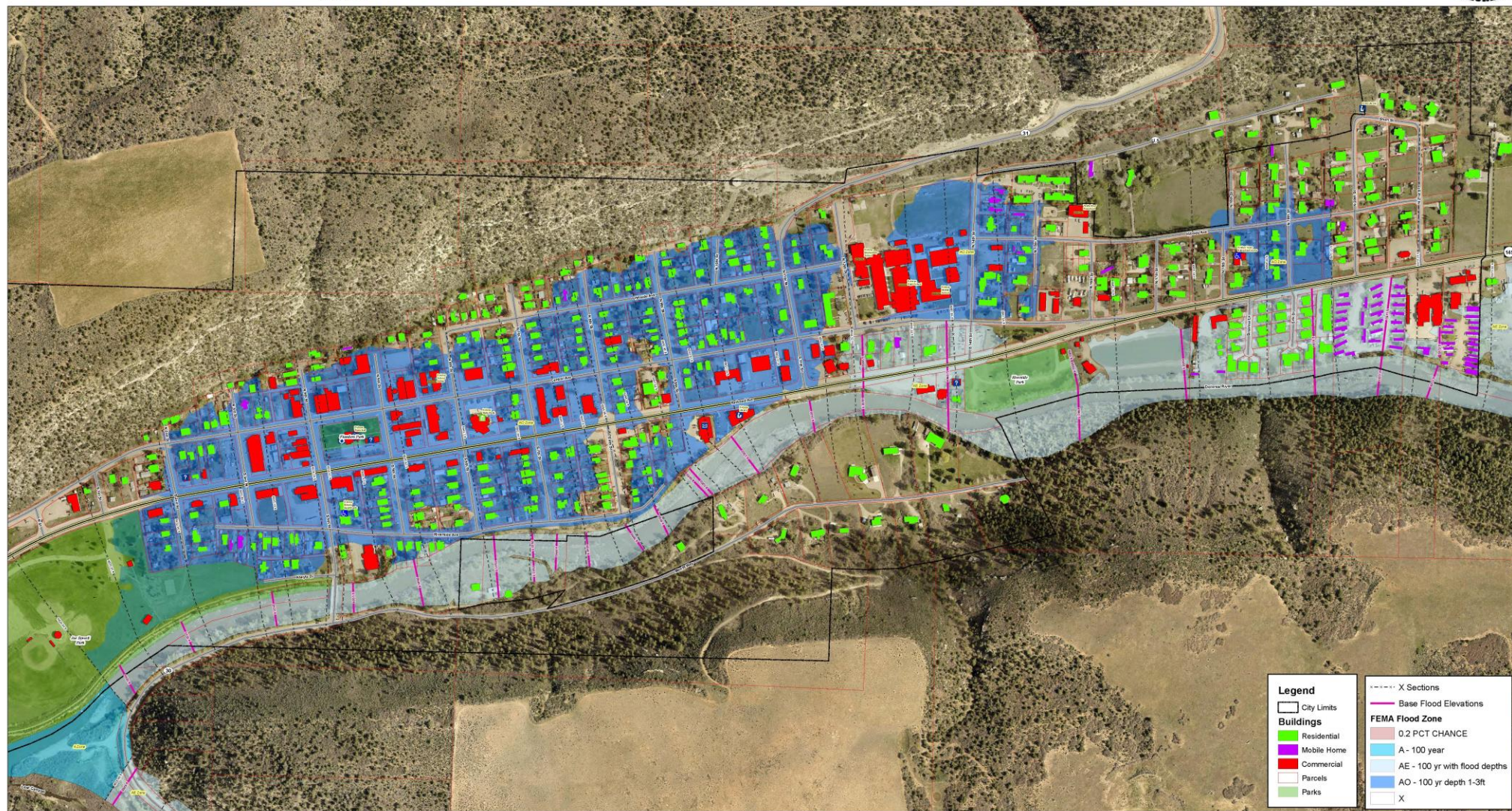
Natural and Structural Housing Limitations



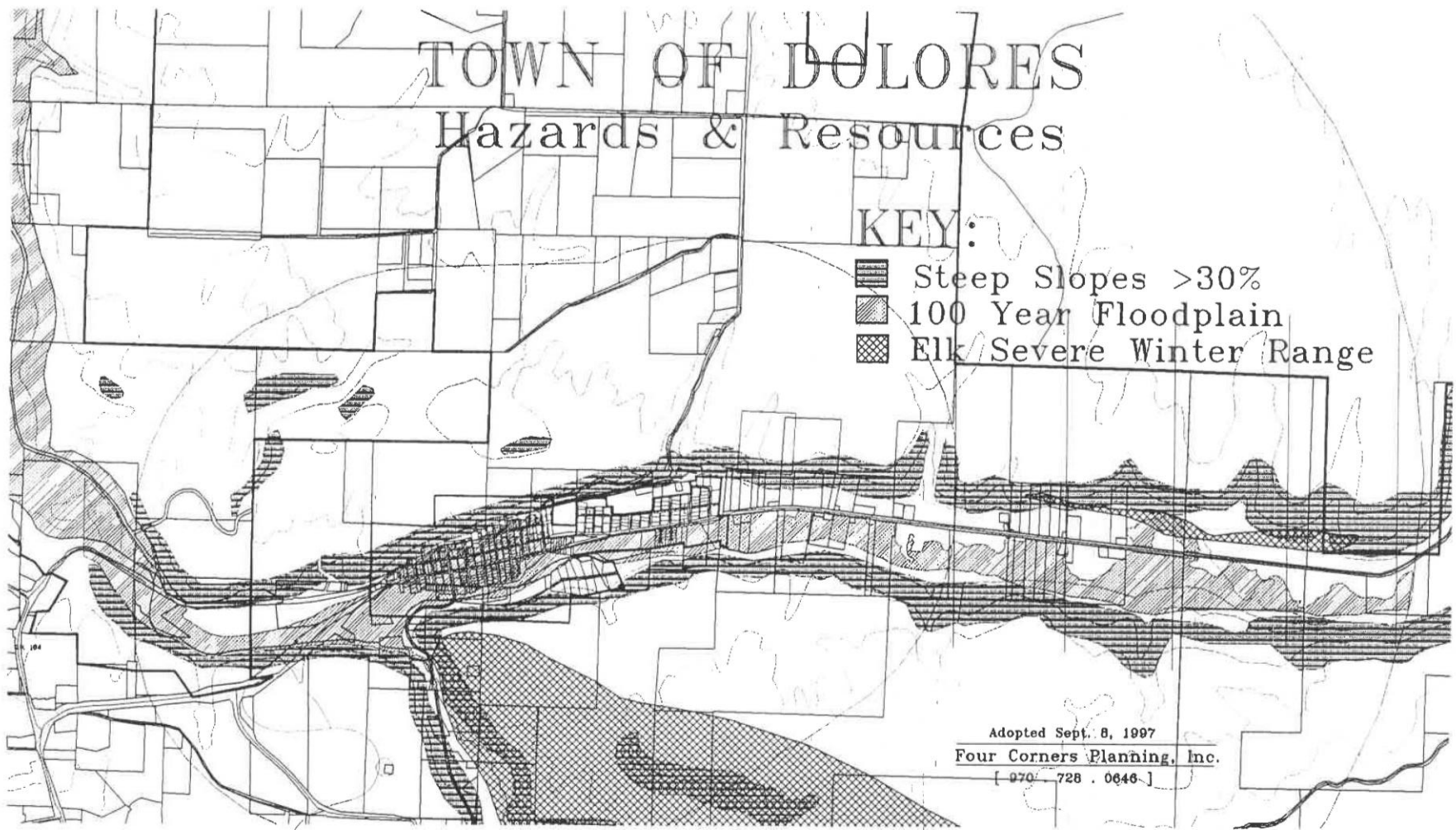
1 inch = 200 feet

Town of Dolores Colorado - Flood Zones

Map Printed April 2019
FEMA Flood Zones as Adopted 9/22/2008



Natural and Structural Housing Limitations



Where Does the Rural Homes Project Fit?

Dolores hires affordable housing consultant



Results of 2022 community survey released; winter parking rules kick in

By Jim Mimiaga Journal staff writer

Thursday, Dec 22, 2022 6:06 PM Updated Monday, Dec. 26, 2022 12:26 PM



The town of Dolores has hired an affordable housing consultant. (Cortez Journal file photo)





Prop. 123

Colorado Affordable Housing Financing Fund



Affordable Housing Definition

- For-sale housing: at or below 100% AMI
- Rental housing: at or below 60% AMI
- AND that costs the household < 30% of monthly income

State Affordable Housing Fund Programs

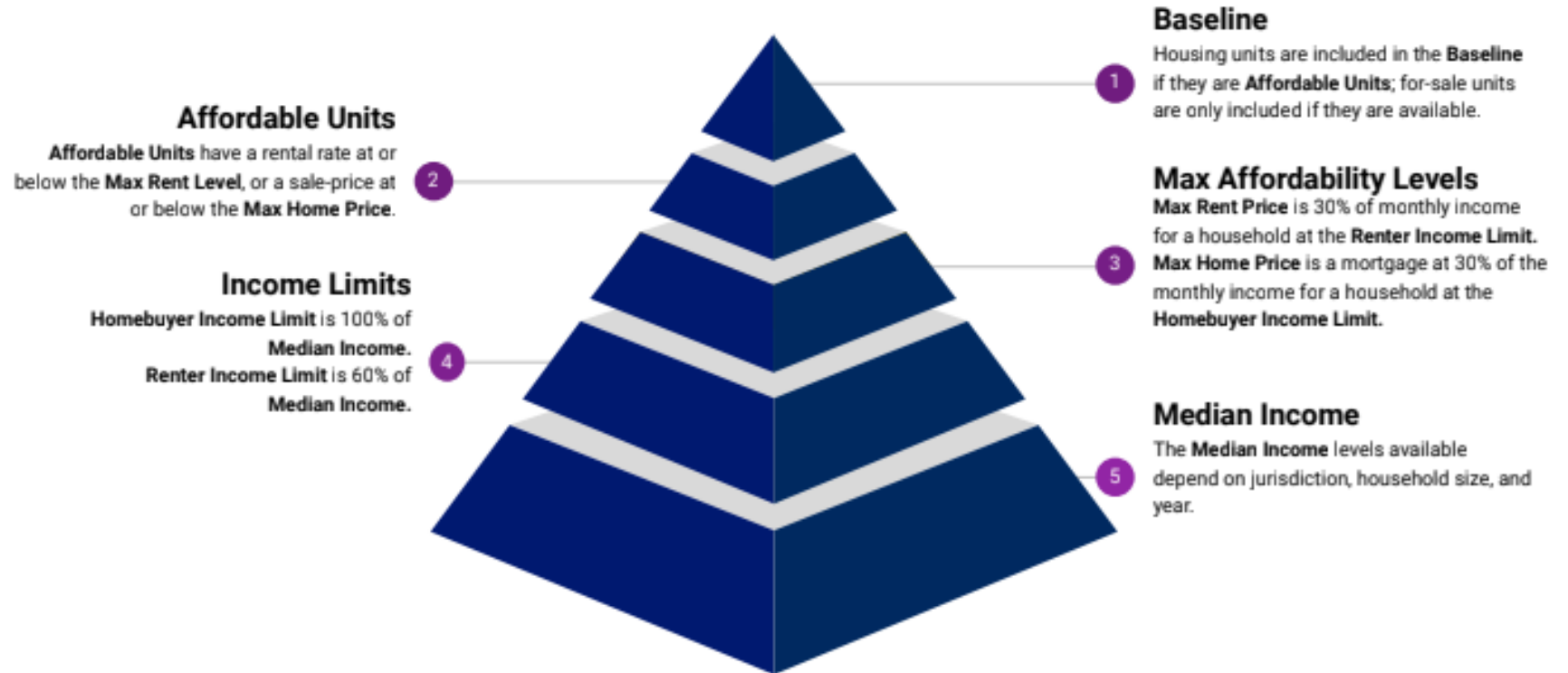
DOLA Division of Housing	40% of funds, est \$58M in 22-23, \$116M in 23-24	
Affordable Home Ownership	50% of funds (est \$29M in 22-23, \$58M in 23-24)	Includes down payment assistance to first time homebuyers (120% AMI) and grants/loans to non-profits, land trusts, mobile home owners (100% AMI)
Servicing persons experiencing homelessness	45% of funds (est. \$26M in 22-23, \$52M in 23-24)	Includes rental assistance, housing vouchers, eviction defense Grants available to governments and non-profits to develop supportive housing or homelessness support
Local planning capacity	5% of funds (est \$3M in 22-23, \$6M in 23-24)	Includes funding for staff, systems, and processes to streamline review

Funding Programs

Affordable Housing Financing Fund	60% of funds, est. \$87M 22-23, \$186M 23-24	Funded through Office of Economic Development and International Trade (OEDIT), administered by Colorado Housing and Finance Authority (CHFA)
Land Banking	15-25% of funds Est. \$27-46M in 2023-24	Provides grants to local governments and forgivable loans to nonprofits for land banking (60% AMI rental, 100% AMI ownership)
Equity financing	40-70% of funds Est. \$74-130M in 2023-24	Provides "below market rate" equity investments in low/middle income rental – requires developments to have Tenant Equity Vehicle. Still defining expected returns (average rent below 90% AMI)
Debt financing	15-35% of funds Est. \$27-65M in 2023-24	Includes four components: 1) debt financing for low-income rental, 2) gap financing for projects that qualify for Housing Tax Credits, 3) debt financing for preserving existing multifamily, 4) debt financing for modular and factory-built housing

Community Commitment

1. Calculate Baseline of affordable housing
 - 3 data sources identified by Prop123
 - Can use own jurisdiction AMI or neighboring jurisdiction AMI
2. Increase baseline of affordable housing by 3% each year
 - Commitment is all based on the first-year baseline (i.e., baseline does not increase as we build new units)



Penalties

- December 31, 2026, is the deadline to meet the 3% annual increase
 - New housing counts when it is permitted, not built
 - Existing housing transitioned to affordability counts when it is permitted and fully funded
- A community that fails to meet the increase is ineligible for funding in the 2027 calendar year
- Community may file a 2-year commitment by Nov 1, 2027, to be eligible for 2028 funding

SB 23-213
More Housing
Now



Key Issues for LUC Update

- This list identifies the concepts about which there was broad agreement during the project kick-off meetings:
 1. Establish a broader range of zone districts that encourage a mix of housing types and uses and are reflective of the various neighborhoods and commercial centers in the Town.
 2. Specify a more extensive list of use-specific standards that provide predictability for property owners and neighbors.
 3. Update and add new, wider ranging hazardous area standards that address concerns about development on steep slopes, in the floodplain, and in fire-prone areas of the community.
 4. Update the Downtown zoning to reinforce the Town's business-friendly approach to development and encourage the creation and expansion of both local and new businesses.
 5. Revise the land use code to encourage a range of housing opportunities and choices.

Ideas for Further Consideration

- These topics were raised with some frequency and will require more discussion to refine as the project moves forward:
 1. Establishing flexible site standards for infill development and complex sites.
 2. Identifying a sliding scale approach to nonconformities that recognizes the long-term continued use of some nonconforming uses and structures.
 3. Placing greater emphasis on code enforcement.
 4. Thinking about the role of technology in future land use development.
 5. Increasing environmental stewardship and developing standards that reflect Dolores as an eco-friendly community.

Housekeeping

- Problems with land use code organization and conflicting content were raised frequently during the kick-off meetings, including the following ideas:
 1. Make the LUC easier to use by:
 - A. Eliminating conflicts in the regulations;
 - B. Adding photos, graphics, and illustrations;
 - C. Improving the coordination with the building code and other external Town codes; and
 - D. Adding an index.
 2. Help users navigate the code; make the land use code more user-friendly.
 3. Update the definitions.
 4. Specify applicable ADA requirements.
 5. Clarify the roles of reviewing bodies with respect to development applications.
 6. Codify the interpretation process and track written interpretations for future code cleanup.



Zoning Districts: Purposes

- Support existing residential and commercial development patterns and investments
- Consider how new development can take place in Dolores in ways that work with existing development
- Allow for more housing choices
- Incorporate important quality-of-life features, such as parks and open spaces
- Limit or eliminate the creation of nonconformities



- Purpose: allow more housing choice in Dolores with the goals of providing a range of housing prices and options
- Housing changes list suggested by DOLA
- Updates:
 - Allow two-unit dwellings in all residential districts
 - Slightly increased the maximum lot coverage (from 60 to 70%) in districts where townhomes and multifamily are allowed
 - Slightly reduced the minimum area per dwelling unit from 900 to 800
 - Clarified where residential uses are allowed in mixed-use structures (e.g., apartments are allowed on the second story or behind the front 30% of the storefront retail use)
 - Two-unit structures permitted in all residential districts
 - Townhomes and multifamily dwellings allowed in single-family districts where one unit of affordable housing is provided.
 - Clarification that ADUs can be as small as allowed by Building Code
 - Parking reductions for affordable housing

Potential Additional Updates

Batch 1 June 6: Definitions, Expedited Review, Remove HOA

Batch 2 June 20: Use Table Changes, Bonus Density, Max Build Out (Density examples), PUD Updates, Historic Properties, Neighborhood Conservation, ADUs

Batch 3 July 11: June 20 topics to adoption, Land Bank discussion

Short-Term

- Adopt definition of affordable housing (basic and version that includes Prop. 123)
- Change the permitted use table to allow affordable housing by-right in more zone districts (look at potential impacts and combo with bonus)
- Adopt an expedited review process for affordable housing projects
- Adopt density bonus standards (draft for discussion)
- Remove mandatory HOA requirement for subdivisions (change to optional or as required by the Town)

Long-Term

- PUD Updates? Q: Preservation of Town character
- Establish a Land Bank (Prop 123)?

Check with DOLA about Prop. 123 \$\$ for ADUs, how long income restricted? Funds that homeowners can access Funding sources for water tap payment or other basic infrastructure? Other incentives? How else to support ADUs?



Discussion

DOLA STRATEGIES

Remove Procedural Barriers and Reduce Costs

- Expedited Approvals for AH
- Expedited Approvals for Commercial-to-Residential Adaptive Reuse
- Subsidized Application Fees

New Land Use Allowances and Requirements

- ADUs By Right in SF
- Multifamily Housing By Right in SF Districts
- Allow Small SF Residential
- Reduce Parking Requirements for AH
- AH By Right if Meets Density/Design
- PUDs Include Affordable Housing
- Density Bonus
- Inclusionary Zoning

Funding and Infrastructure Mechanisms

- Land Banking
- Use of vacant publicly-owned property for affordable housing development
- Dedicated Infrastructure Funding
- Water Utility Submetering

Defining Affordable Housing

- DOLA requires that affordable housing be defined at 120% of average median income (AMI) or less.
 - Montezuma County: 120% is approximately \$72,000 annually
 - Maximum affordable home price of roughly \$370,000.*
- Dolores can choose to set the affordability cutoff at a lower income level.
- Many communities define affordable for **for-sale units** (ownership) at 80% of the county average median income.
 - Montezuma County: 80% is approximately \$50,000 annually.
 - The maximum affordable home price is roughly \$250,000*
- Some communities also establish a lower AMI percentage for **rental** units, typically in the 60% of AMI range.

(* at 3.35% interest rate with a 30-year mortgage, 10% down payment, and 20% of the monthly payment set aside for insurance, HOA fees, and taxes).

DOLA Strategies

Category 1:

Remove

Procedural

Barriers and

Reduce Costs

Expedited

Approvals

DOLA Description:

- The creation of an expedited development review process for **affordable housing**.
- The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include **affordable housing** units, including the preservation of existing affordable housing units.

These strategies are intended to:

Allow affordable housing projects to be processed faster to help minimize project delays and unexpected costs.

It works by:

Establishing a predictable review route with fewer/limited delays that can be used for development applications that include affordable housing.

This might include:

- Eliminating hearing requirements and allowing affordable housing projects to be approved administratively (**LUC update**),
- Fast-tracking (moving to the front of the application line) affordable housing project applications (**administration/policy update**), and/or
- Assigning a Town staff member as a project advocate/expediter (**new process**).

DOLA
Strategies
Category 1:
Remove
Procedural
Barriers and
Reduce Costs

Fee Reduction

DOLA Description:

- The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for **affordable housing** development.

This strategy is intended to:

- Reduce some of the application costs associated with an affordable housing project.

It works by:

- Identifying the required fees across the various review points in a development application (e.g., rezoning approvals, building permit, construction drawings) and reducing or eliminating some of those fees (**administration/policy update**).
- The Town could also help pay for/subsidize external fees, such as state agency or county fees (**Town budget**).

DOLA Strategy Category 2: New Land Use Allowances and Requirements

Dolores LUC “Single-Family” zone districts: Large Lot Residential 1 and 2 (LLR-1, LLR-2), Neighborhood Residential 1 (NR-1)

Strategies already included in LUC update:

1. ADUs permitted **by right** in single-family zone districts
 - Yes, shown as /P/ in Table 4.3: Accessory Uses
2. Multifamily Housing permitted **by right** in single-family zone districts
 - Yes, shown as /P/ in Table 4.1: Primary Uses
3. Allow small square footage residential unit sizes
 - Yes, shown in Table 3.2: Dimensional Standards for Residential Structures
 - Single-family: 800 sf
 - Multi-family: 400 sf/unit
4. Reduce Parking Requirements for AH
 - Yes, shown in Table 8.1 Schedule A: Off-Street Parking, AH requires a minimum of 1 space per dwelling unit instead of 2 spaces per DU

DOLA Strategy Category 2: New Land Use Allowances and Requirements

Affordable Housing Allowed by Right

DOLA Description

The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district.

This strategy is intended to:

- Create greater predictability about where affordable housing projects will be allowed.
- Reduces community NIMBY-ism
- Streamline the approval process time associated with an affordable housing project.

It works by:

- Treating affordable housing as a by right use (/P/ in Table 4.1: Primary Uses), subject to the same conditions as other by right housing in the district (LUC update)

Table 4.1: Primary Uses

	LLR	new	R1	new	MRF	MH	CB1 + 2	CH	LI	new	P	R10	R35	Additional Use Limitations
	LLR1	LLR 2	NR1	NR2	NR3	MH P	DMU	CMU	IND	P1	P2	R10	R35	
<p>Key: /P/ Permitted Use /PL/ Permitted with Use Limitations /C/ Conditional Use /-/ Not Permitted [1] Affordable Housing Required P/P = Market Rate Housing/Affordable Housing (entire project affordable)</p>														
RESIDENTIAL														
Households Living (dwelling unit/structure)														
1 du/structure	P/P	P/P	P/P	P/P	P/P	P/P	C	PL/PL	--	--	--	P/P	P/P	
2 du/structure	P/P	P/P	P/P	P/P	P/P	P/P	PL/PL	PL/PL	--	--	--	--	--	Sec. 4.5.A
Townhomes (3 or more attached units)	C/P [1]	C/P [1]	C/P [1]	P/P	P/P	--	C/P	P/PL	--	--	--	--	--	Sec. 4.5.A
3-4 du/structure multifamily	--	--	C/P [1]	P/P	P/P	--	PL/PL	PL/PL	--	--	--	--	--	Sec. 4.5.A
5-8 du/structure apartment	--	--	--	--	P/P	--	C/P	PL/PL	--	--	--	--	--	
9+ du/structure apartment	--	--	--	--	P/P	--	--	PL/PL	--	--	--	--	--	
Manufactured Home	--	--	--	--	--	P/P	--	--	--	--	--	--	--	Sec. 4.5.A

Affordable H
by

DOLA Strategy Category 2: New Land Use Allowances and Requirements

PUDs with Affordable Housing

DOLA Description:

Allowing planned unit developments with integrated affordable housing units.

DOLA Explanation:

PUD ordinances allow developers to bypass existing zoning requirements in exchange for satisfying negotiated development criteria. Benefits of PUDs can include more holistic development; greater diversity of mixed-use buildings and housing types; lower infrastructure costs; planned open space and community facilities; streetscape improvements; and other community enhancements. **Jurisdictions can require that PUDs include affordable housing or incentivize inclusion through density bonuses, fee waivers, and infrastructure support.**

Program Criteria:

- What levels of affordability (% of total units, AMI level, and length of affordability) must be provided in the PUD
- Whether PUDs will include set guidelines for affordability or if these requirements will be negotiated on a case-by-case basis
- How to ensure long-term affordability?

Section 13.20 Planned Unit Development

A. Purpose

The PUD, Planned Unit Development District is designed to provide flexibility in the siting of structures to avoid or mitigate any hazardous areas, historic and prehistoric sites; to take advantage of the sites unique, natural, resource or scenic features; and to preserve open spaces. It is intended for application in all residential districts.

B. Types of Planned Unit Developments

The Town Board, after public hearing and due notice and after recommendation from the Planning and Zoning Commission, may authorize the creation of the Planned Unit Development Districts on parcels of land containing at least five times the minimum lot area in the underlying zone district. A Planned Unit Development designation may be applied to land intended for residential development purposes.

C. Procedures

1. Common Procedures

Common procedures for a PUD approval are established in Table 13.2.

2. Specific Procedures

Every PUD District approved under the provisions of this LUC shall follow the rezoning procedure of Sec. 13.30, Zoning Map Amendment, and be considered an amendment to the zoning map.

D. Site Plan Requirement

1. The establishment of a Planned Unit Development District shall require a comprehensive site plan of the development per Sec. 13.23. The site plan shall be approved as part of the ordinance approving a Planned Unit Development prior to the issuance of any further approvals or permits.

2. The site plan and ordinance shall set forth the requirements for ingress and egress to the property with adequate right of way, special setbacks, sidewalks, trails, utilities, drainage, parking space, building height, maximum lot coverage, common open space, screening or fencing, landscaping and other development and protective requirements including a plan for the maintenance of common open space.

E. Permitted Variation from Zoning Standards

In order to achieve the purpose and intent of the PUD District, variation may be permitted with respect to the minimum lot area, setbacks, lot width, lot coverage, and height.



F. Maximum Density

The maximum density shall be no greater than that permitted in the underlying zone district prior to PUD approval. Densities may be reduced if:

1. There is not sufficient water pressure and other utilities to service the proposed development;
2. There are not adequate roads to ensure fire protection to the proposed development;
3. The land is not suitable for the proposed development because of soil or geologic conditions, flood hazards or the presence of historic or prehistoric sites; or
4. The design and location of any proposed structure, road, or driveway in the proposed development is not compatible with surrounding land uses, would adversely affect the neighborhood character or adversely affect critical natural features of the site.

G. Minimum Common Open Space

The minimum common open space shall be 30 percent of the land area in the PUD; provided that, all areas in a PUD that are impacted by geologic hazards, flood hazards, or the presence of historic or prehistoric sites shall be set aside as common open space for the benefit of the residents and occupants of the PUD.

H. Uses

The permitted, accessory, conditional, and temporary uses allowed shall be those of the underlying zone district.

DOLA
Strategy
Category 2:
New Land Use
Allowances
and
Requirement
Density Bonus

DOLA Description:

The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community.

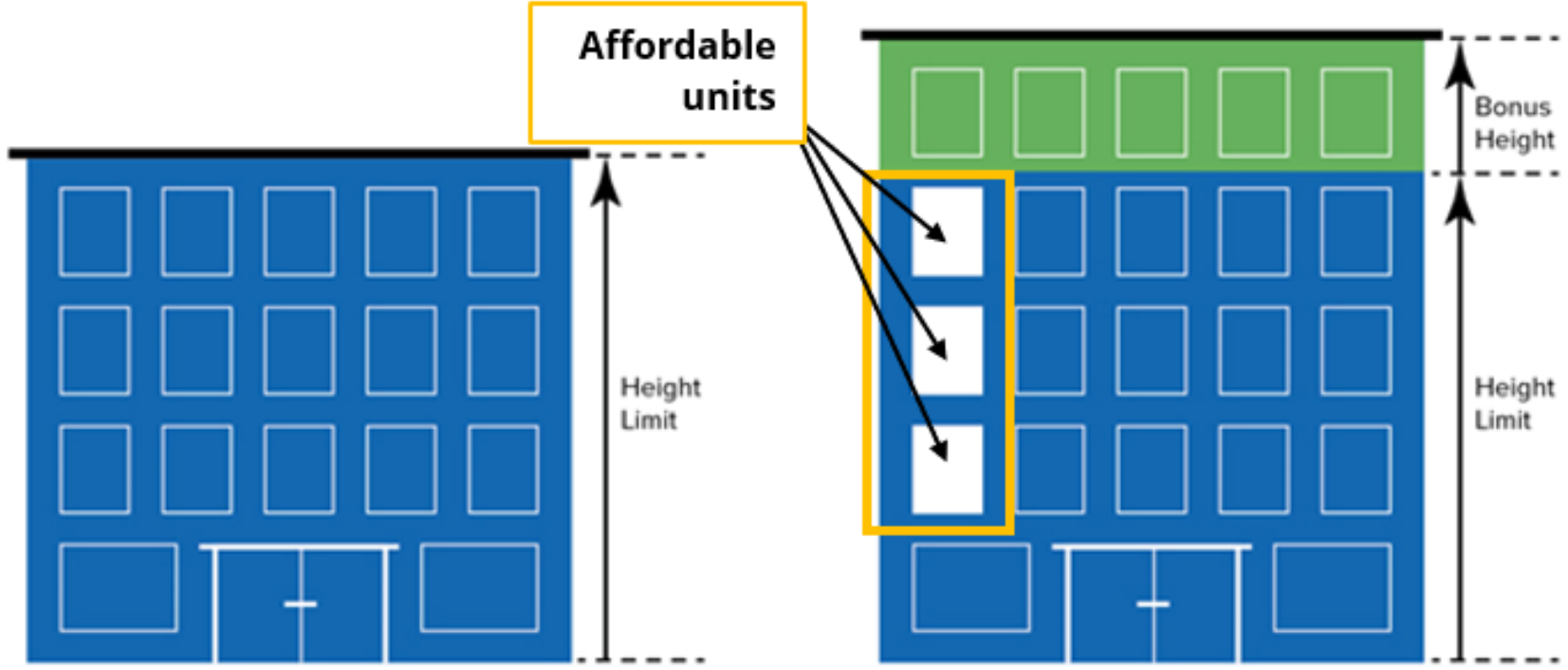
This strategy is intended to: Allow more housing units to be built on a specific site than would otherwise be allowed by the applicable zone district. Bonus density can work as:

- A stand-alone regulatory approach, or
- Part of an inclusionary zoning ordinance.

It works by: Changing required zoning standards in a manner that allows the construction of more building area. Bonuses could include:

- Relaxing dimensional standards such as minimum lot size, lot coverage, or setbacks
- Permitting a larger number of dwelling units in a building or development site
- Providing a bonus height allowance or exemption from height restrictions that allows for construction of additional stories
- Reducing the amount of open space required on a development site
- Reducing the required number of parking spaces

Bonus D



DOLA Strategy Category 2: New Land Use Allowances and Requirement

Inclusionary Zoning

- Are we talking about inclusionary zoning? There may not be enough housing demand in Dolores to explore this strategy.

DOLA Strategy Category 3: Funding and Infrastructure Mechanisms

- Land donation/acquisition/banking program
- Use of vacant publicly-owned property for affordable housing development
- With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure.
- With respect to water utility charges, the creation of processes to promote the use of sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects.