

Dolores Housing Taskforce Meeting August 9, 2022

Initial meeting. Members present, Citizen at large Lainey Beyhan, Jen Stark, and Kirk Swope, Larry Engel of Dolores State Bank, Reece Blincoe Dolores School Superintendent, Shak Powers of Region 9, Leigh Reeves and Sheila Wheeler BOT, Melissa Watters and Dan Heene PZC.

Introductions were made and Manger Charles led the group through the mission and goals for the Task Force.

The task of the group is to decide if the town will become actively involved in a project to develop "Attainable Housing" Attainable and affordable are viewed as different objectives. Attainable is meant to describe the income group above low-income eligibility and below the income level where assistance becomes unnecessary.

Manager Charles has been approved for a planning grant through the Department of Local Affairs. The purpose of the housing project is to provide housing opportunities to the segment of earners who fall below the income level for outright purchasing or mortgaging a home but make more than the low-income level where assistance programs already exist.

The objective of the grant is to find a qualified entity to develop a housing development plan which includes site plan, geographical evaluation, feasibility of the site, and or obstacles for pursuing the project.

The task force will review candidates and make recommendations to the BOT for their choice. The task force will identify goals and desired outcomes for the planning project. The task force will develop strategies for incentivizing a development to take place within Dolores. The task force will create criteria for the workforce housing to target the population that has been identified as in need.

Ultimately the task force will guide the town to the completed development plan, attract a developer to invest in the project, and provide incentives for developing with in Dolores and finally develop the path to homeownership for the target population. Some details include deed restrictions, energy conservation requirements,

The Dolores School district has an undeveloped property in downtown Dolores that will be evaluated for a work force housing development. The school is interested in mirroring the towns efforts to create housing options for school employees who meet the criteria of Attainable Housing definitions.

Manager Charles suggests the definition for attainable housing is income levels from 80% AMI to 120% AMI. This definition would be added to the Land Use Code. The housing development would need to have restrictions placed on valuation of the home to secure the attainability aspect.

The development would need broad support by the community. The task force will advocate for the outcome. The task force will make recommendations on the elements of this development to the BOT.

Next meeting set for August 30, 2022 6 p.m. at the town hall.