

Dolores Housing Taskforce Meeting August 30, 2022

1. Reviewed the Request for Qualifications for the Consultant/Developer

Discussion:

Question about encouraging low impact housing construction to save expenses in utilities for owner.

Working in an enterprise zone has tax benefits to the developer.

Developers will have access to grants and special mortgages.

Shak Powers of Region-9 visited two manufacturing sites of prebuilt homes. These homes can be built at \$130 to \$160 per square foot.

2. Reviewed the publicly owned properties available for the project.
Two in-town lots on 19th street and one out of town lot upriver are owned by the town. The in-town lots could be used for multifamily housing such as townhomes. The zoning for these properties is single-family two-family zoning so a variance would have to be approved for more than two family structures. The out-of-town lot is large enough to consider multiple single family detached lots. The negative feedback for this out-of-town lot is the pedestrian accessibility would be limited for the occupants as there are no footpaths or bike lanes along the single lane highway. The school owned property on N 5th street is zoned for commercial use primarily and residential as conditional use. A variance would be required. The school is interested in developing this property for teachers preferably.
3. Review an example of the Deed Restrictions.
Discussed but no example shown.
4. Discuss timetable goals.
The goal is to have a developer in place for the initial site plan development and construction to occur in 2023.
5. If time permits, review DOLA's 16 criteria for grant eligibility. The town will be contracting with planner Garvin to help develop zoning standards that meet the criteria for DOLA grant approval.

Next meeting set for September 27, 2022 6 p.m. at the town hall.