

Dolores Housing Taskforce Meeting January 31, 2023 6 p.m.

The task force viewed the presentation and recommendation of David Bruce, Rural Homes project manager. The presentation consisted of the site analysis of three town owned sites as to their suitability for an affordable housing project. The sites are 19th and Hillside, 19th and Railroad and the former Forest Service Maintenance yard east of the town.

The evaluation criteria were water and sewer utility availability, access to the sites, floodplain, zoning, and the potential unit count per site.

Each lot was examined using these criteria. The most feasible lot was the 19th and Hillside Ave lot. The next one was the 19th and Railroad lot and the least feasible lot was the lot outside of town limits.

The estimated budget for building the 19th street parcels was \$1.5 million each and with subsidy financing could bring the purchase price to \$317 thousand selling price. These lots are in the flood plain but flood damage prevention methods are simple and can be managed without adding extra costs to the project.

The number of units could range between 4 to 6 on the Hillside lot and 2 to 4 on the Railroad lot.

The 19th street lots can be initiated within a timeline of 1 year and be completed by 2024. There is a concern about back logs in the supply chain and getting orders for units to the manufacturer in a timely manner.

The larger lot outside of town limits could host a larger development with an estimated 18 homes and is not in the floodplain. However, the feasibility of this lot is reduced because of the cost of meeting the criteria in the study. The property would require an expansion of the water line to the property and new mains within the property, new roads and pathways within the development, and acceleration/deceleration lanes on the highway may be required by the CDOT.

The financial estimates for these elements are not less than \$1 million each. Additionally, the property is outside of town limits and will be under the land use regulations of Montezuma County. Annexation is necessary as Grant funding won't be available unless the property is in corporate limits. Mr. Bruce says this

property would take longer to develop and may not fit in the timeline of this planning project.

Member Stark advocated for moving forward with the larger property but the other members thought the 19th street properties were the most feasible. Stark cautions the group that there may be some unseen negative consequences in choosing the 19th street lots as they will impact the nature and character of the neighborhood. The group discussed the benefits of each lot and there was a consensus to recommend to the Board of Trustees moving forward on the 19th street lots and try to meet the timeline of 2024 completion of the development.

The next phase of the planning process will be to collect geographical information about the property in terms of a property survey, soil conditions, elevations. Experts will be hired by Rural Homes to perform these studies. The two properties on 19th street can be evaluated as one with “add-on” fees for the work done on the second lot.

The members offered advice on the positioning of the front doors and the awning styles relating to the harsh conditions of winter. They also advised Mr. Bruce to look for ways to incorporate extra enclosures for storage into the site plan. Note: the Dolores Land Use Code requires storage units for town home and multifamily development.

Manager Charles has scheduled a meeting with the Land Use code planner Garvin for Wednesday February 22, 2023 at 6 p.m. the group also scheduled a planned visit to Norwood Colorado to see the units that are being completed there. This visit will take place on a Sunday February 12.

The Rural Homes entire report is on the town’s website under Government-Projects.

The meeting ended at 8:00 p.m.