

Building Consensus for Affordable Housing in a Small Town

Rock Creek Housing – Ignacio, Colorado

Presented by – the Town of Ignacio with support from Short Elliott Hendrickson (SEH)



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Polling Question



Who's here?

1. How many of you are from rural areas or small towns?
(Show of Hands)
2. Is housing the biggest issue your community is currently dealing with? (Show of Hands)
3. Is your community developing housing directly? (Show of Hands)
4. Is your community incentivizing housing and if so how?
(Polling Question)
 - Dedicated Funding Source
 - Donated Land
 - Lodging Tax Revenue
 - Housing Authority
 - Density Bonuses
 - Expedited Development Review Process
 - Inclusionary Housing
 - Other Zoning Incentives

Polling Question



1. How many Federally recognized Indian Tribes are located in Colorado?

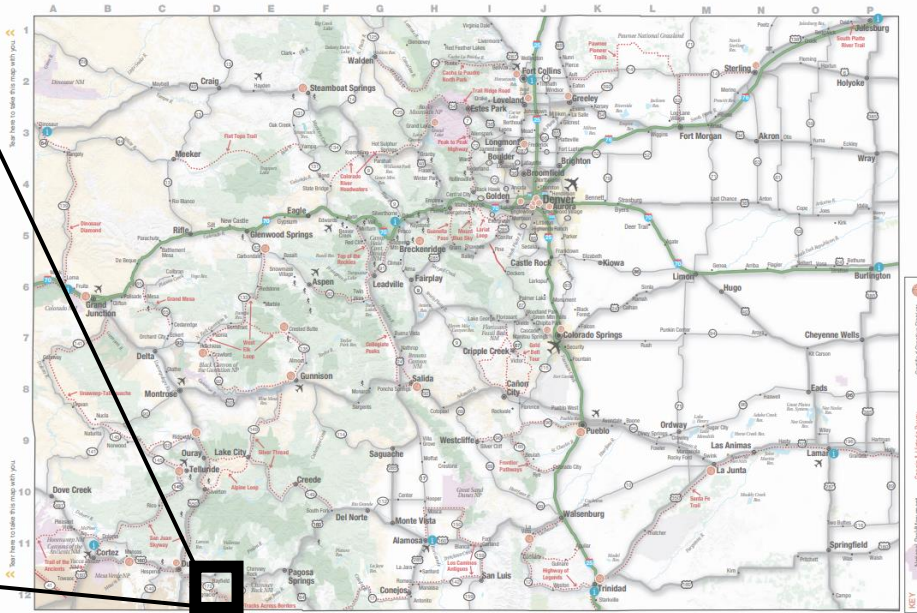
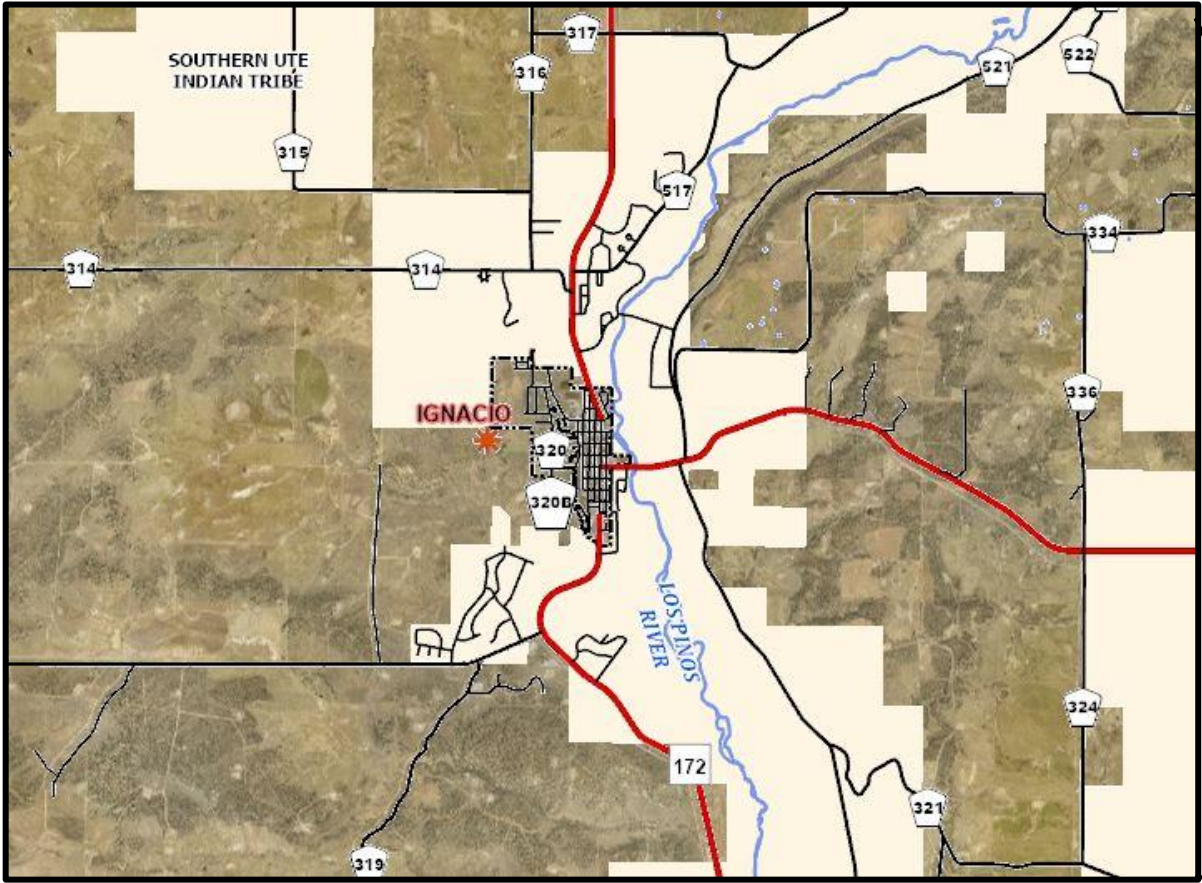
(Sequenced with cursor)

2. Ute Mountain Ute Indian Tribe in Towaoc, Colorado

3. Southern Ute Indian Tribe in Ignacio, Colorado

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Town of Ignacio - Context



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Town of Ignacio - Incorporated in 1913

- Ignacio is a statutory town that has 851 residents living in 379 housing units.
- Ignacio is the only municipality in Colorado located within the exterior boundaries of a reservation and specifically the Southern Ute Indian Tribe Reservation.
- SUIT reservation is a checkerboard reservation with a significant number of “fee lands” that are privately held and includes the Town of Ignacio.
- The Town cannot grow like typical municipalities due to the surrounding tribal lands.
- The Regional Housing Alliance of La Plata County is a multi-jurisdictional housing authority and one of in the few Colorado. It includes all 3 incorporated Towns in the County (Durango, Bayfield and Ignacio)

Preparing for Development

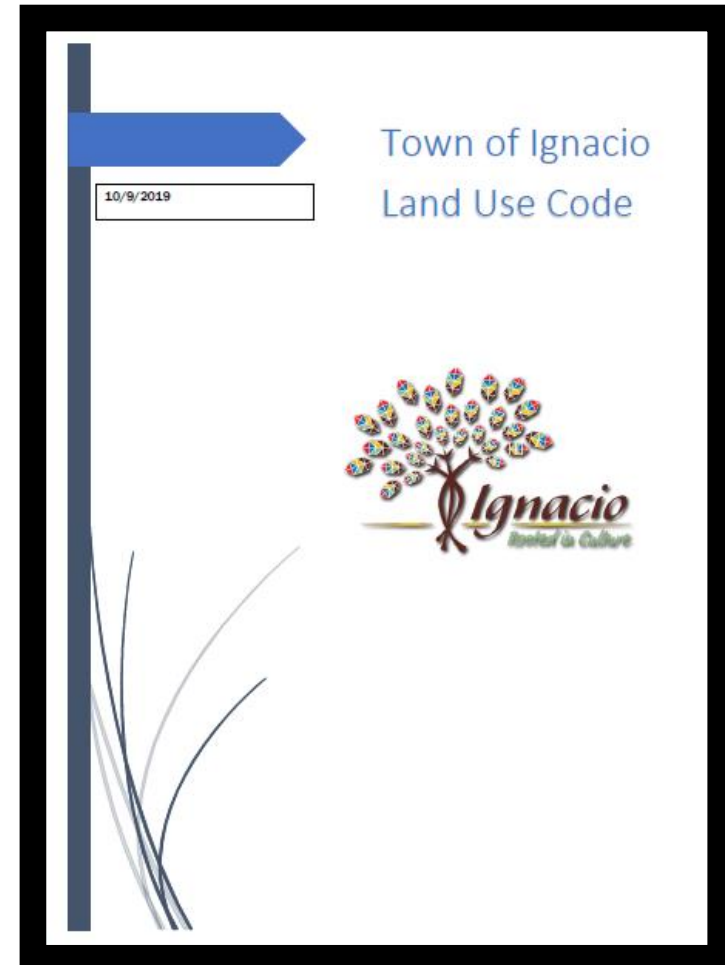
New Board, New Manager – both looking for new direction for the Town (2015)

- Town owns Rock Creek Housing Project Land (2003)
- No private Development within Town (limited vacant private land)
- Land Use Code was not Development Friendly
- Limited Development Funds – time for grants – DOLA to the rescue!



Land Use Code Update

- Funded by DOLA
- 2-year Process (COVID in the middle)
- Established PUD Process and Zoning – previous code did not allow for mix of residential uses
- Simplified Review Processes - allow for administrative approvals



Rock Creek Housing Project Property

Before we get started, what do you think should be the focus for development at Rock Creek?

Attainable housing

Family Homes

Development Costs. Target audience.

Cost

Multi types of housing

Development

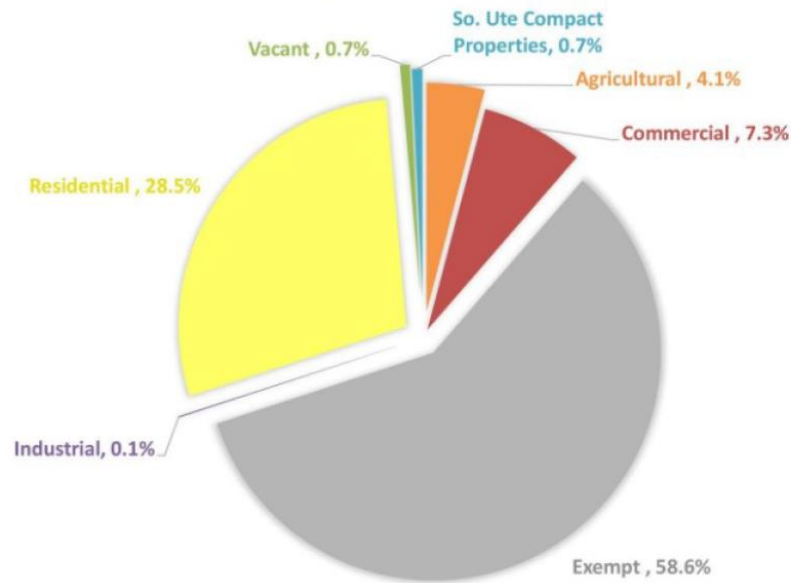
Mixed Use Housing

Affordable / Workforce housing. Tis location could serve workers for both the Durango area and Farmington.

Quality housing and outdoor amenities

Housing Assessment & Concept Plan for Rock Creek– DOLA \$ Again

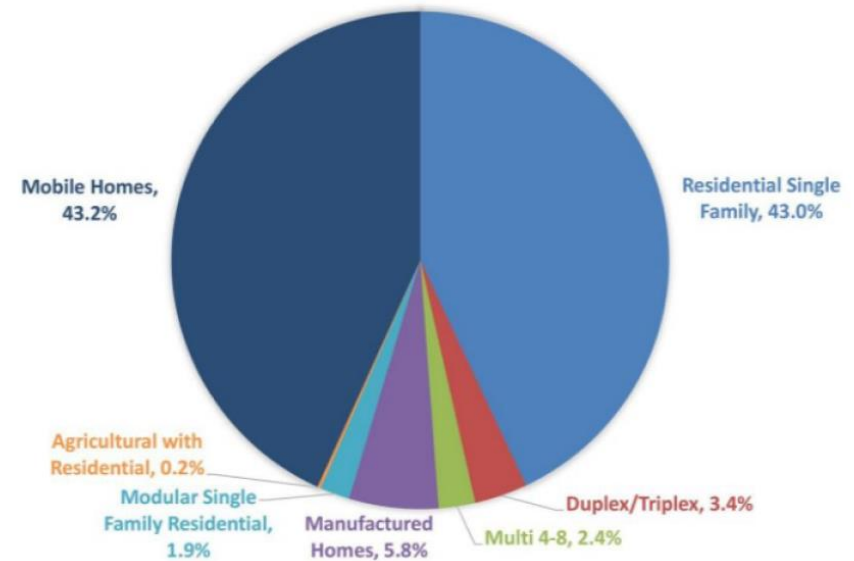
Land Use: Key Findings



IGNACIO PARCEL PERCENTAGE BY ASSESSMENT

Existing Housing Stock

IGNACIO'S EXISTING HOUSING STOCK

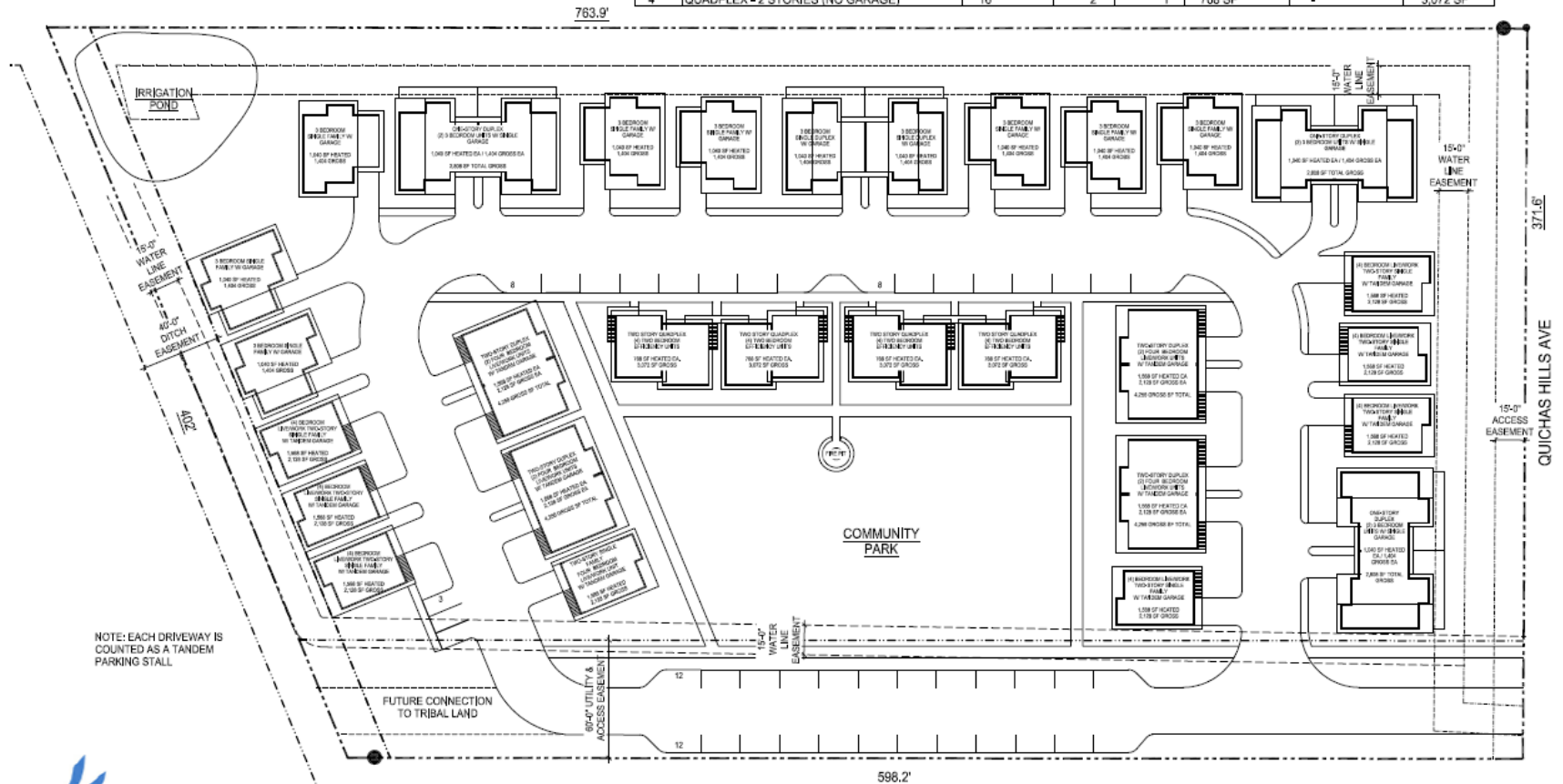


Development Options (selected option)

CONCEPT B

48 UNITS / 5.76 ACRES = 8.33 UNITS / ACRE
APPROX. 98 PARKING SPACES (1.98 STALLS/UNIT)

BLDG QTY	TYPE/DESCRIPTION	# DWELLING UNITS	#BEDS EA. UNIT	#BATHS EA. UNIT	UNIT HEATED AREA	UNIT GARAGE AREA	GROSS BLDG AREA
8	SINGLE FAMILY W/ GARAGE	8	3	2	1,040 SF	364 SF	1,404 SF
8	SINGLE FAM LIVE/WORK 2-STORY W/ GARAGE	8	4	3	1,588 SF	560 SF	2,128 SF
4	DUPLEX - SINGLE LEVEL W/ GARAGES	14	3	2	1,040 SF	364 SF	2,508 SF
8	DUPLEX LIVE/WORK 2-STORY W/ GARAGE	62	3	2	1,588 SF	560 SF	4,256 SF
4	QUADPLEX - 2 STORIES (NO GARAGE)	16	2	1	768 SF	-	3,072 SF



Demographics: Takeaways

- Ignacio has a **large young population**, specifically between **25 and 29 years of age**, that represent a key demographic to be retained.
- Ignacio's population growth **has closely mirrored** County-wide trends.
- La Plata County's expected population growth over the next decade represents an opportunity for the town to capture some of this growth.
- **Housing is key to realizing these opportunities.**

Key Finding:

The 25 to 29 age cohort will most likely move to where the housing is most affordable.



Southern Ute Indian Tribe

- Largest employer in La Plata County (1,400 employees)
- Ignacio is Tribal Headquarters
- Tribe provides housing for tribal members, but not employees that are not tribal members
- Town and Tribe are collaborating on a Multi-Family Residential housing development within the Rock Creek Housing Project
 - Development will include five 5-plexes with 25 MFR units total
 - Tribe received \$3M in Congressionally Directed Spending
 - Units will be rentals and open to all income qualified renters (>80% AMI)



Southern Ute Indian Tribe and Ignacio Area Housing Needs Study

- Funded by the Southern Ute Indian Tribe and the Southern Ute Growth Fund (GF Properties Group LLC)



Key Finding:

A lack of available homes of all types in the Ignacio area is the biggest housing challenge for Tribal members and employees.

Which of the following factors would make it difficult for you to buy a home? Check all that apply.

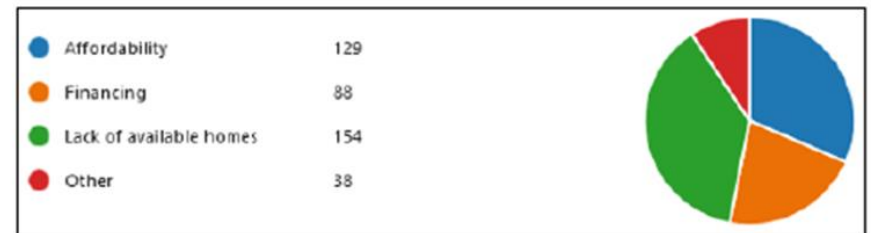
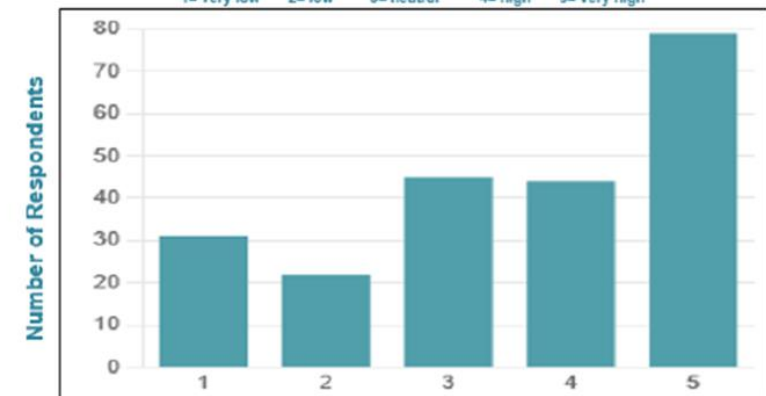


Figure 7 shows the results of the survey question about the impact of the housing shortage on where respondents desire to live. 56% of all respondents indicated the impact of the housing shortage was "high" or "very high." 60% of enrolled Southern Ute Tribal Members and 50% of employees selected "high" or "very high" for this question.

Figure 7

On a scale of 1 to 5, how much does the housing shortage impact where you desire to live?

1= very low 2= low 3= neutral 4= high 5= very high

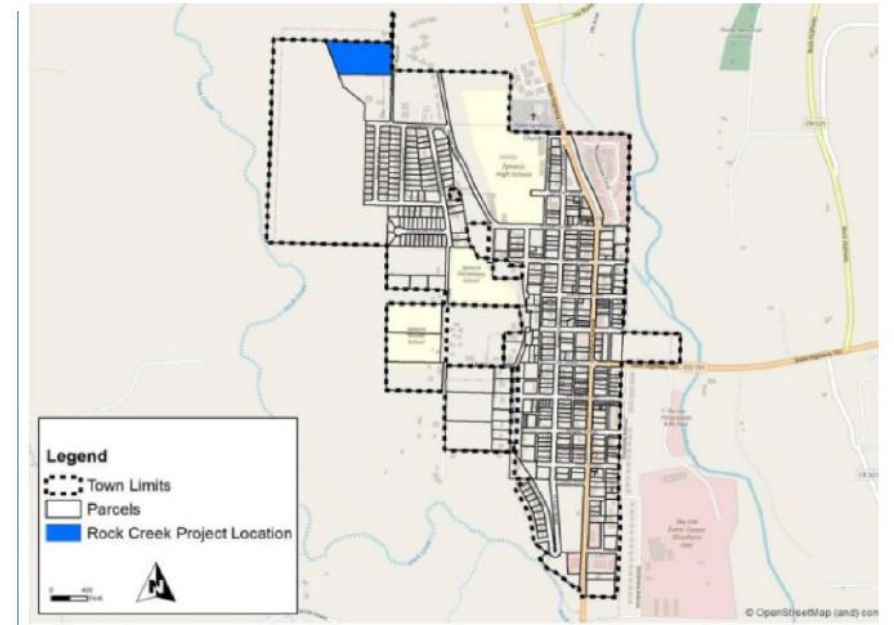


The results from the survey reveal a key finding that lack of available homes in the Ignacio area is the biggest challenge for Tribal Members and employees with respect to housing, and indicates the need for new, additional housing stock to accommodate existing and anticipated population growth.

Rock Creek Housing Project Property

- 5.77 acres
- Sewer, water, paved road, power, fiber and natural gas available at property boundaries
- Zoned for Single Family – rezoned to PUD
- CHFA Technical Assistance Grant – refined preferred development option and defined the mix of Single Family and Multi Family Residential Housing Units

1 The Site



Construction Funding

- Advocated for Infrastructure Funding
- **Colorado Stimulus Funds** - House bill 21-1271 creates additional funding opportunities
 - **IHOI** - Affordable Housing Incentives Grant Program - DOLA
- **La Plata County** –
 - **Local Assistance and Tribal Consistency Fund** (US Department of Treasury – American Rescue Plan)
 - **Regional Housing Alliance** - Catalyst Loan Fund



Civil Design

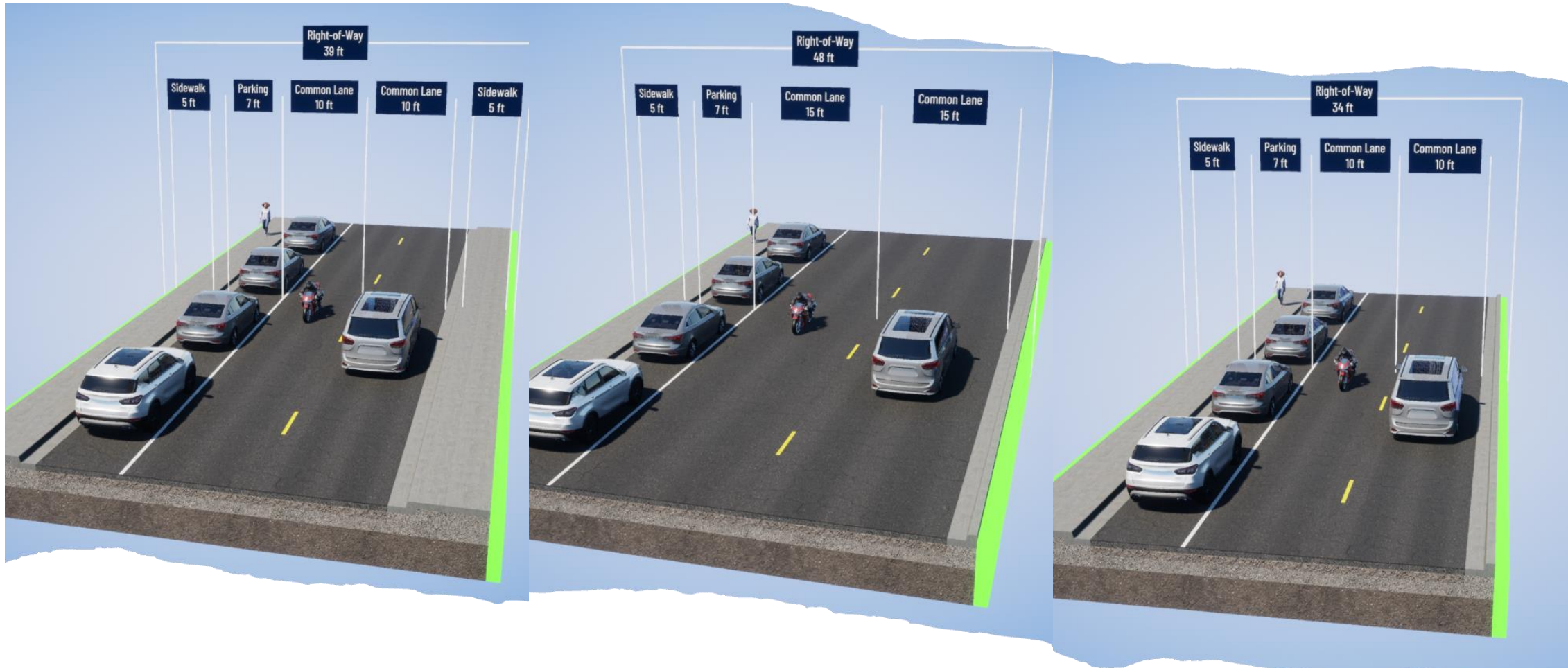
- Design Goals
 - Loop Road
 - Adequate depth for SF lots
 - Min size for MF parcel
 - On-street parking
 - Sidewalk connectivity
 - Plan for future





Civil Design

- Cost saving measures:
- Reduced width ROW allows for more housing units and reduces costs
- Narrow drive lanes
- Attached sidewalk
- Eliminate on-street parking and sidewalks where practical
- Use of mountable curb allows for flexibility with driveway locations
- Bidding in late summer allowed for fall/winter work



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Modular Build – Fading West

Fly Through

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Additional Stakeholders – Partners and Mechanisms to Ensure Affordability

- HomesFund - local housing non-profit
 - Down Payment Assistance
 - Permanent Financing
 - Deed Restriction Management
- Fading West Development
 - Modular Housing Option
- Local Construction Services and Trades
 - Concrete/Framing Trades
- La Plata Electric Cooperative
 - Community Solar Garden
- Land Trust
 - Reduces Overall Costs
 - Manage Deed Restrictions and Resale



Key Takeaways

- Set yourself up for success with Code revisions that support affordable housing
- Town can lead development when no development interest or housing authority lead
- Land Bank
- Money, money, money, grants, grants, grants
- Start early and build your story
- Allow for creative design features to save costs
- Layer your funding



Polling Questions



1. Has your community opted in the Prop 123?
2. Is your community using Prop 123 for projects under construction
3. Is your community accessing funds for Land Banking?



Questions?

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Thank you for attending!



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We appreciate your feedback!



Thank You!

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