



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

Regular Board Meeting Agenda

Thursday, 16 September 2021

3:00 – 4:30 pm

Remote Meeting Only

Zoom Meeting ID: 964 1237 6617

<https://zoom.us>

- I. Introductions
- II. Public Comment – 5 minutes per person
- III. Consent Agenda
 - a. August 2021 Board Minutes
 - b. July 2021 Financials
- IV. Presentation
 - a. Regional Housing Study Presentation
- V. Discussion Items
- VI. Decision Items
 - a. Letters of Support – Ratification and Approval
 - b. SWCCOG DOLA TA Grant Application
 - c. Workforce Development Grant Application
 - d. Regional Housing Planning Grant Application
- VII. Reports (Staff will be available for questions on the written reports)
 - a. Attend Report
 - b. Director's Report
 - c. Broadband Report
 - d. Fiscal Administration Report
 - e. Grant Updates
 - f. Transportation/Transit Report
- VIII. Community Updates (time permitting)

Introductions

Public Comment

Please limit comments to 5 minutes per person

Consent Agenda

**Southwest Colorado Council of Governments
August Board Meeting
Thursday, 12 August, 2021, 1:30 p.m.
Video Conference**

In Attendance:

David Black – Town of Bayfield
Marsha Porter-Norton – La Plata County
Mike Lavey – City of Cortez
Olivier Bosmans – City of Durango
Andrea Phillips – Town of Pagosa Springs
Gloria Kaasch-Buerger – Town of Silverton
Drew Sanders – City of Cortez
Mark Garcia – Town of Ignacio
Alvin Schaaf – Archuleta County
Katie Sickles – Town of Bayfield

Staff in Attendance:

Miriam Gillow-Wiles – Southwest Colorado Council of Governments
Jessica Laitsch – Southwest Colorado Council of Governments
Bryce Bierman – Southwest Colorado Council of Governments

Guests in Attendance:

Kelly Polites – Town of Bayfield
Lisa Bloomquist – HomesFund
Rachel Taylor-Saghie – Habitat for Humanity of La Plata County
Andrew Atchley – Colorado Division of Housing
Shari Pierce – Town of Pagosa Springs
Laura Lewis Marchino – Region 9 Economic Development District
Shannon Fuller – Haynie and Co
Helen Katich -Senator Hickenlooper
John Whitney – Senator Bennet
Cindy

Introductions

The meeting was called to order at 1:32 p.m.

Public Comment

None.

Consent Agenda

- a. April 2021 SWCCOG Meeting Minutes
- b. March and April 2021 Financials

Drew Sanders motioned to approve the consent agenda, Alvin Schaaf seconded, unanimously approved.

Presentation

- a. 2020 Audit Presentation
Shannon presented a summary of the 2020 audit.

a. Department of Housing Presentation of Funding and Programs
Andrew presented information about pending funding opportunities related to housing. There was discussion about expectations for various potential funding sources. There was discussion about various pending bills and what implications there may be as a result. There was discussion about rental assistance and housing voucher programs. There was discussion about potential opportunities for and the importance of regionalism when addressing housing. There was discussion about how to use the SWCCOG to support collaboration, the consensus was to create a housing subcommittee to provide guidance moving forward. There was discussion about focusing on home ownership versus renting.

Discussion Items

a. 2022 Preliminary Budget

Miriam explained that the SWCCOG submits a draft budget earlier in year to avoid overlap with when member jurisdictions are working on their budgets. She described the outstanding issues that are expected to change including various pending grant applications. There was discussion about leveraging ARPA funds for specific time-limited projects.

b. Update on DOLA Broadband Grant

Miriam explained the questions DOLA had on the broadband grant request and how she is moving forward with various partners.

Decision Items

a. Accept Audit

Drew Sanders motioned to accept the audit for the prior fiscal year, Andrea Phillips seconded, unanimously approved.

b. Approval to apply for NTIA Broadband Grant

Miriam described the process for determining the projects to be included in this request.

Marsha Porter-Norton motioned to approve application for the NTIA Broadband grant, Drew Sanders seconded, unanimously approved.

c. Approval to apply for DOLA TA Grant

Miriam described this grant opportunity and options for projects. There was discussion about determining the appropriate funding source for various types of solutions to regional issues. There was discussion about staff finalizing the request and setting up a special meeting to approve submission of the application.

d. Ratify Letters of Support

Mark Garcia motioned to ratify the letters of support Marsha Porter-Norton seconded, unanimously approved.

Reports

Director's report:

Miriam reported the SWCCOG has hired two new staff. The executive committee had asked Miriam to send a letter to Montezuma County regarding partnership. There was discussion about their reluctance to participate including concerns about dues. She asked about what the SWCCOG's role should be in the opioid settlement discussions. The consensus was that the SWCCOG may have a role, staff will participate in discussions and apprise the Board of any potential roles for the COG.

Broadband report:

Miriam provided an update on the various potential projects.

John Whitney detailed some of the broadband elements included in the infrastructure bill. He summarized the current status of the budget bill. Mark asked about future water reservoir projects. John replied there are funds included for rural water storage. John summarized the review process for Congressionally Directed Spending projects. He reported that some funding to address tribal water projects was included in the infrastructure bill. There was discussion about the benefits of childcare credits.

Fiscal update:

Jessica summarized the status of various projects.

Grant report:

Miriam summarized the status of various grant awards and opportunities.

Transportation report:

Jessica summarized the SWTPR meeting held earlier in the day. Mark added there will be new monies available. He added that CDOT is working on greenhouse gas emissions rules.

Community updates

Marsha reported that La Plata County is exploring a new potential location for their weather radar.

The meeting was adjourned at 4:04 p.m.

July 2021 Financials

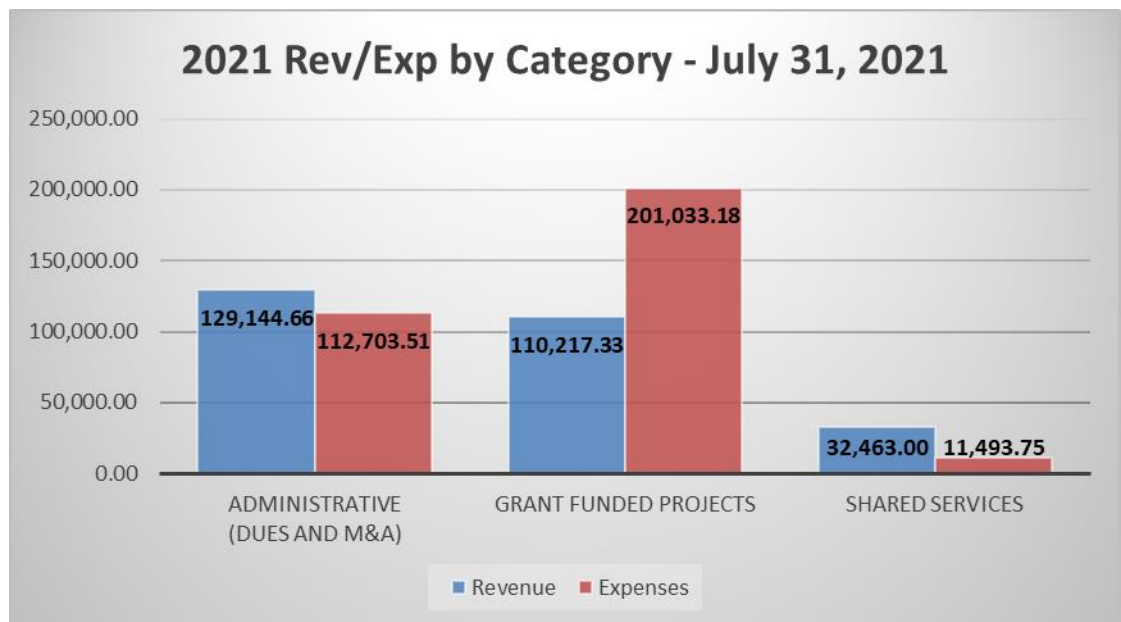
To: SWCCOG Board of Directors
From: Jessica Laitsch
Date: 16 September 2021

Comments: The following reports are attached:

- Balance Sheet as of 31 July, 2021
- Budget vs. Actuals as of 31 July, 2021

Summary:

As of the end of July, we were awaiting nearly \$70,000 in dues in addition to reimbursements for a number of grant funded projects. There has been significant activity with a number of grant funded programs and projects in the past several months, the reimbursements associated with these activities are expected to arrive in August and September.



Fiscal Impact: High, overall financial status of the organization

Legal Review: Not applicable

Staff Recommendation: Approve the July 2021 Financials

Southwest Colorado Council of Governments

Balance Sheet As of July 31, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Alpine Bank	0.00
Alpine Bank Account (UR)	26,609.38
Fiber Equip Fund - Restricted	0.00
Total Alpine Bank	26,609.38
Petty Cash	22.97
AmeriCorps VISTA	110.54
Jessica Laitsch	0.00
Total Petty Cash	133.51
Total Bank Accounts	\$26,742.89
Accounts Receivable	
Accounts Receivable	139,035.91
Total Accounts Receivable	\$139,035.91
Other Current Assets	
Prepaid Expense	0.00
Undeposited Funds	8,499.50
Total Other Current Assets	\$8,499.50
Total Current Assets	\$174,278.30
TOTAL ASSETS	\$174,278.30

Southwest Colorado Council of Governments

Balance Sheet As of July 31, 2021

	TOTAL
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	54,583.09
Total Accounts Payable	\$54,583.09
Credit Cards	
Credit Cards	0.00
Jessica	2,539.26
Miriam	490.29
Sara	0.00
Total Credit Cards	3,029.55
Total Credit Cards	\$3,029.55
Other Current Liabilities	
Accrued Wages	0.00
Deferred Revenue	0.00
Payroll Liabilities	1,347.21
457 Retirement Due	5,230.90
CEBT Health Insurance Due	-1,222.50
Total Payroll Liabilities	5,355.61
Total Other Current Liabilities	\$5,355.61
Total Current Liabilities	\$62,968.25
Total Liabilities	\$62,968.25
Equity	
Opening Balance Equity	0.00
Retained Earnings	26,991.28
Net Income	84,318.77
Total Equity	\$111,310.05
TOTAL LIABILITIES AND EQUITY	\$174,278.30

Southwest Colorado Council of Governments
Budget vs. Actuals: 2021 Budget - FY21 P&L
July 2021

	Total			
	Actual	Budget	Remaining	% Received
Income				
Dues Revenue				
COG Dues	98,532.00	137,081.00	38,549.00	71.88%
SWTPR Contributions	4,799.00	5,342.00	543.00	89.84%
Total Dues Revenue	\$ 103,331.00	\$ 142,423.00	\$ 39,092.00	72.55%
Grant Project Income				
All Hazards	11,963.59	156,900.00	144,936.41	7.62%
CDOT Grants				
SWTPR Grant	0.00	11,050.00	11,050.00	0.00%
Transit FTA 5310	0.00	16,000.00	16,000.00	0.00%
Total CDOT Grants	\$ 0.00	\$ 27,050.00	\$ 27,050.00	\$ 0.00
Colorado Health Foundation	32,542.71	0.00	-32,542.71	
DoLA Grants				
DOLA 8824 - 2019 TA		50,000.00	50,000.00	0.00%
DOLA 9149 - 2020 TA		35,000.00	35,000.00	0.00%
DOLA 9318 - 2021 TA		49,000.00	-5.85	0.00%
REDI 20-204	43,000.00	86,000.00	43,000.00	50.00%
Total DoLA Grants	\$ 43,000.00	\$ 220,000.00	\$ 177,000.00	19.55%
RREO Grant		0.00	0.00	
SWIMT	22,711.03	36,375.00	13,663.97	62.44%
Total Grant Project Income	\$ 110,217.33	\$ 440,325.00	\$ 330,107.67	25.03%
Misc Income	1,170.00		-1,170.00	
Project Administration				
All Hazards M&A	2,570.43	3,100.00	529.57	82.92%
CARO		880.00	-6,692.00	0.00%
CDOT Other		24,500.00	-3,825.00	0.00%
Housing Project		5,000.00	5,000.00	0.00%
RHA	10,000.00	10,000.00	0.00	100.00%
Rural Community Assistance		15,000.00	15,000.00	0.00%
SJRC&D	2,904.50	10,000.00	7,095.50	29.05%
SWIMT	2,271.11	3,625.00	1,353.89	62.65%
SWTPR	3,447.62	11,050.00	7,602.38	31.20%
Transit Coordination Grant	3,450.00	14,088.00	10,638.00	24.49%
Total Project Administration	\$ 24,643.66	\$ 97,243.00	\$ 72,599.34	25.34%
SCAN Services				
Aggregation of Connectivity	7,902.00	15,684.00	7,782.00	50.38%
Contract Sharing	1,200.00	0.00	-1,200.00	
Dark Fiber Leasing	23,181.00	49,674.00	26,493.00	46.67%
Telecom Services	180.00	360.00	180.00	50.00%
Total SCAN Services	\$ 32,463.00	\$ 65,718.00	\$ 33,255.00	49.40%
Total Income	\$ 271,824.99	\$ 745,709.00	\$ 473,884.01	36.45%

	Actual	Budget	Remaining	% Spent
Expenses				
Administrative Costs				
Operating Expenses				
Advertising and Promotion	75.04	200.00	124.96	37.52%
Bank Service Charge		200.00	200.00	0.00%
Conference Fee		1,500.00	1,500.00	0.00%
Consulting	56.25	7,500.00	7,443.75	0.75%
Employee/Board Appreciation		100.00	100.00	0.00%
Information Technology (IT)				
Hardware	2,106.18	1,400.00	-706.18	150.44%
Software	2,001.30	3,278.00	1,276.70	61.05%
Total Information Technology (IT)	\$ 4,107.48	\$ 4,678.00	\$ 570.52	87.80%
Internet Connectivity		2,340.00		
Meetings	23.80	1,000.00	976.20	2.38%
Memberships	3,800.00	4,848.00	1,048.00	78.38%
Misc Expense	51.68			
Office Supplies	428.03	850.00	421.97	50.36%
Postage and Delivery		80.00	80.00	0.00%
Professional Development	285.00	2,000.00	1,715.00	14.25%
Professional Fees				
Audit		6,300.00	6,300.00	0.00%
Legal	1,530.00	7,000.00	5,470.00	21.86%
Misc.		250.00	250.00	0.00%
Total Professional Fees	\$ 1,530.00	\$ 13,550.00	\$ 12,020.00	11.29%
Rent	4,200.00	8,400.00	4,200.00	50.00%
Travel		6,250.00	6,250.00	0.00%
Total Operating Expenses	\$ 14,557.28	\$ 53,496.00	\$ 38,938.72	27.21%
Personnel Expense				
Insurance Expense				
General Liability	1,948.89	1,958.00	9.11	99.53%
Health	6,271.06	15,885.00	9,613.94	39.48%
Worker's Compensation	1,438.00	1,432.00	-6.00	100.42%
Total Insurance Expense	\$ 9,657.95	\$ 19,275.00	\$ 9,617.05	50.11%
Salary and Wages	75,662.30	130,689.52	55,027.22	57.89%
457 Retirement	3,015.92	5,227.58	2,211.66	57.69%
Car Allowance	2,100.00	3,600.00	1,500.00	58.33%
Cell Phone Allowance	700.00	1,200.00		
Payroll Processing Fee	1,108.62	1,925.00	816.38	57.59%
Payroll Tax	5,901.44	11,173.95	5,272.51	52.81%
Total Salary and Wages	\$ 88,488.28	\$ 153,816.05	\$ 65,327.77	57.53%
Total Personnel Expense	\$ 98,146.23	\$ 173,091.05	\$ 74,944.82	56.70%
Total Administrative Costs	\$ 112,703.51	\$ 226,587.05	\$ 113,883.54	49.74%
Project Costs				
All Hazards Projects	40,359.36	156,900.00	116,540.64	25.72%
Grant Funded Consulting	103,738.60	282,000.00	178,261.40	36.79%
Local Foods	32,542.71	0.00	-32,542.71	

	Actual	Budget	Remaining	% Spent
Shared Services Expenses				
Fast Track	3,300.00	6,600.00	3,300.00	50.00%
Forethought.	7,245.00	12,000.00	4,755.00	60.38%
SCAN Dark Fiber Lease	948.75	11,698.50	10,749.75	8.11%
Total Shared Services Expenses	\$ 11,493.75	\$ 30,298.50	\$ 18,804.75	37.94%
SWIMT	22,936.05	36,375.00	13,438.95	63.05%
SWTPR	1,456.46	11,050.00	9,593.54	13.18%
Total Project Costs	\$ 212,526.93	\$ 516,623.50	\$ 304,096.57	41.14%
Total Expenses	\$ 325,230.44	\$ 743,210.55	\$ 417,980.11	43.76%
Net Income	-\$ 53,405.45	\$ 2,498.45		

Presentations

Heidi Aggler of Root Policy Research will provide an overview and discussion of the Regional Housing Plan. The Plan was fully grant funded through Housing Solutions for the Southwest and Southwest Colorado Council of Governments by Enterprise Community Partners, Inc and the Department of Local Affairs grants.

The Full report will be available on the SWCCOG's website and will be sent out along with the presentation.

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

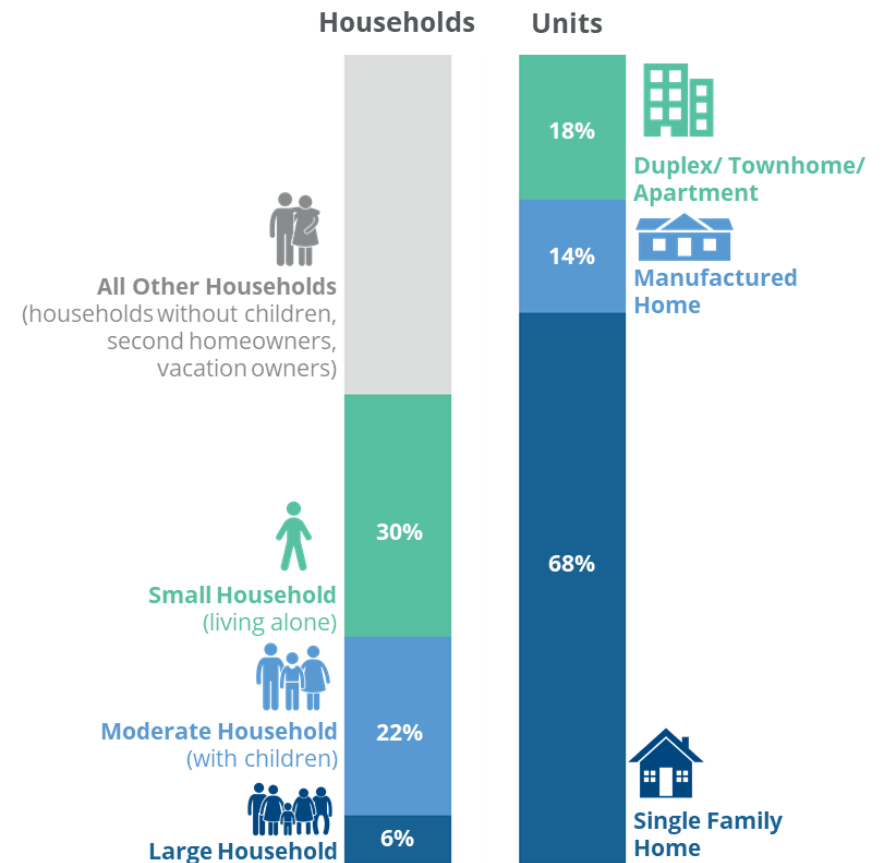
In spring of 2021, the Southwest Colorado Council of Governments (SWCCOG) and Housing Solutions of the Southwest (Housing Solutions) received a grant to complete a regional analysis of existing housing data, housing plans, and identified housing needs across the five-county SWCCOG region. Although some cities and counties in the region have completed independent housing needs assessments, no studies have examined the cross-dependency of housing needs or taken a regional approach to housing strategies. This Executive Summary contains the primary findings and recommendations from the regional housing assessment.

PRIMARY FINDINGS

In the past decade, new housing has favored occupancy by seasonal and vacation owners over workforce. About 80 percent of new households forming in the region since 2010 contained no workers. No county has been able to keep up with demand for housing to accommodate employment growth and demand for seasonal and vacation housing.

Single family detached homes have been the dominant type of units permitted in the region in the past 40 years, despite a shift in household types.

Unit Types v. Household Types



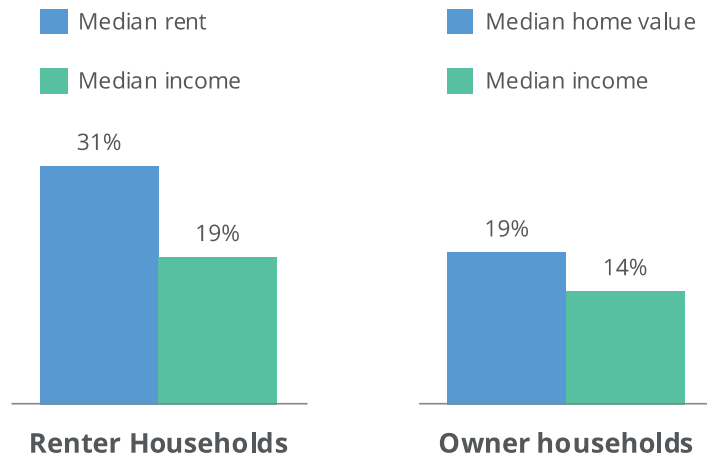
Source: Root Policy Research.

The influx of retirees and seasonal and vacation owners put upward pressure on housing prices. Although median incomes of both permanent resident owners and renters increased from

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

2010, the additional income—especially for renters—was far short of what was needed to keep up with rising housing costs.

Change in Permanent Resident Renter and Owner Income v. Housing Costs, 2010-2019



Source: 2010 and 2019 1-year ACS estimates and Root Policy Research.

This has led to an increase in in-commuting across all counties. Smaller counties and towns, with fewer housing options for workers and sustained employment growth, saw the largest in-commuting increases.

A shift towards accommodating workforce in new housing development is needed to improve the balance between jobs growth and housing. If workforce housing needs are unaddressed, levels of service for both residents and visitors will decline, which could compromise economic growth.

CONSULTANT RECOMMENDATIONS SET HOUSING TARGETS

- **Develop 152 deeply affordable rental units** to assist renters who are cost burdened and vulnerable to displacement and homelessness beyond what is currently in the pipeline. These affordable rentals should ideally average \$625/month, the price point at which rental gaps are the most severe, regardless of location within the region.
- **Preserve the 100 affordable rentals** whose affordability restrictions will expire in the 3-5 years. An estimated 100 affordable rental units currently have rent restrictions associated with their public subsidies that are set to expire between now and 2027. Plans for preserving these units should be developed now to ensure that funding is available to keep these units affordable.
- **Approach seasonal surge housing** through tiny home developments and repurposing of aging motels and hotels or similar structures. An estimated **126 beds** are needed regionwide to accommodate seasonal surges, with most—about 45 each—needed in Archuleta County and La Plata County.
- **Create new moderate-priced multifamily rental developments** for low to moderate wage workforce. Nearly **400 units** are needed for a 2-earner

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

household with both low-wage earners (earning \$35,000 per year and less);

- **Focus on moderate wage ownership.** This study estimates that the region could absorb 830 ownership units priced between \$380,000 and \$525,000 for current moderate-wage renters who desire to become owners and new workforce. Increasing ownership opportunities for workforce would help mitigate the acute need for affordable rental units. In addition, an opportunity exists to help transition mobile home parks to cooperative ownership by residents who own homes within the park.

Meeting these housing targets will require an average annual development of 310 units during the next 3 years—a production level twice as high as in the past decade. Units for seasonal and vacation ownership would be in addition to these units.

FORMALIZE A REGIONAL APPROACH TO ADDRESSING HOUSING NEEDS

The increasingly cross-dependent nature of the region's housing market necessitates a stronger, more intentional approach to addressing housing needs.

Formalizing a regional approach would consist of the following:

- a. **Set regional housing goals.** Establish annual and five-year goals for development of intentional workforce housing and seasonal surge beds based on

the above housing targets. Then, set county and town/city goals and orient the regionwide action plan around those collective efforts.

- b. **Develop a regionwide housing action plan.** Compile local housing strategies and roadmaps for alignment and potential conflict. Counties and towns/cities would tailor their approach to meeting individual goals (and meeting the regional goal) to available resources, capacity, and political will.
- c. **Formalize regional leadership.** The SWCCOG Board recently established a subcommittee to expand regional leadership for addressing housing needs. This subcommittee would be a natural body to facilitate and coordinate, and then manage implementation, of a regionwide housing action plan.
- d. **Meet regularly.** Regional leadership should meet monthly to discuss progress toward achieving jurisdictional, county, and regional goals, share progress on local initiatives, coordinate on funding applications, collectively troubleshoot roadblocks, and coordinate on state and federal initiatives and policymaker communication.

it is important to acknowledge that current housing challenges—and the state's housing market—is unlike anything experienced historically. **Additional staff capacity and funding resources**—within jurisdictions, within regional

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

organizations, and for regional housing providers—**must be prioritized** to narrow the gaps between housing needs and housing supply.

REPURPOSE, ACQUIRE, AND BANK LAND

The public sector has very limited control over prices set by the private market. One way to achieve price reductions is to require that affordable housing be part of private development when it is built on publicly owned land. Another method is to set aside public land specifically for affordable and mixed-income housing.

Many of the communities in the region have land banking in their housing plans, and these actions should be more concerted as regional (trust fund) or state funds become available.

Towns and cities should also consider requiring affordable units as part of developments built from annexations. In the Town of Breckenridge, annexed properties are required to provide 80 percent of their project units in deed restricted housing in exchange for access to utilities.

APPLY FOR STATE FUNDS

A new state funding source available from DOLA beginning in fall 2021 will help communities make investments, including updating land use regulations and zoning codes and identifying available public land, to facilitate affordable housing creation.

Once such commitments are demonstrated, cities and counties are eligible to apply for additional and larger grants (“housing development incentives grant”).

One of the biggest challenges in the southwest region is attracting developers to build a relatively small number of units and to navigate various regulatory codes and approval processes. If the region is able to come together and ensure developers volume, predictability, and efficiency, the region will be more competitive.

To that end, the region should apply for a state grant to identify, study, and entitle land for affordable and mixed-income development—a regionwide plan to transform that land into affordable housing communities.

Grant funds would be used to:

- Identify and assess the developability of land owned by the public sector or which could be relatively easily acquired by the public sector;
- Study the economic feasibility of building affordable and mixed income housing on the identified sites, including the programs that would need to be in place to ensure affordability; and
- Update city and county codes to ensure that development on the sites would occur in a streamlined fashion (e.g., administrative approval, by right zoning, through an affordable housing overlay).

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

A future incentive grant could then be used to:

- Master plan the communities, including extending and financing infrastructure;
- Create a design book of allowed housing prototypes, especially for attached housing products and ADUs;
- Design programs to ensure a balance of wealth-building and preservation of affordable housing; and
- Establish partnerships with developers.

DEVELOP A REGIONAL TRUST FUND

Stakeholders engaged for this study agreed that new funding for affordable and workforce housing production is needed to have any significant impact on housing needs and create a more balanced housing stock. Ideally, this would be a regional dedicated source of flexible funding.

A regional funding source would have several advantages: It would generate a volume of funding that could provide meaningful support for affordable housing projects (v. generate smaller amounts of funding locally that are inadequate for gap financing); a voter-approved tax may be easier to pass at a regional level because it does not put any one community at an economic disadvantage; and regional resources will help secure state funding by providing funds to meet local “match” requirements.

For example, Bayfield is well positioned to increase its workforce housing stock—it has access to water, utilities, and some land. Development of workforce housing in Bayfield is constrained by funds to subsidize construction. If the town could draw on a regional fund (v. accumulate local funds over many years), housing could be developed more quickly.

DEVELOP WORKFORCE HOUSING COMMUNITIES

While not all policymakers embrace deed-restricted housing, in markets where costs are accelerating and development cannot keep up with demand, deed-restricted communities are a sure mechanism to provide workforce housing. Several could be supported in the region.

A [study of the impact of workforce housing in Breckenridge](#) found that the town’s workforce housing accounted for 60 percent of growth in families with children; increased permanent resident occupancy; decreased in-commuting by 100,000 vehicle-miles each week; increased local expenditures; and provided locals with housing options that were more price-stable during recessionary periods.

The housing needs model built to support this study provides guidance on the types and price points of units that would be a target for workforce housing.

SWCCOG HOUSING NEEDS ASSESSMENT SUMMARY

INCENTIVIZE PROPERTY OWNERS TO RENT LONG TERM

The region needs an incentive program that would make it easier for landlords with long term rentals to run their businesses including supplemental security deposits to insure against property damage; assisting tenants with first and last month rent deposits; supporting property management functions; and offering rehabilitation loans and direct payments to smaller (non-investor) landlords.

These should be coupled with disincentives for owners to keep their properties vacant or in STR status—e.g., license and annual fees and continued STR regulations that set caps, require applications, and set property quality standards.

The Colorado Division of Housing's (DOH) Strategic Housing Working Group recommended in July 2021 that DOH consider developing a program to provide funding for landlords to keep units in long-term rental status. Assistance from DOH would be provided in the form of assurance to a landlord for payment of last month's rent and security deposits. Participating landlords would be required to accept rental assistance, offer reasonable rents, carry a one-year lease, keep their property in good condition, and offer a transparent and friendly rental application. Local housing agencies with matching financial support would develop, implement, and administer a localized master lease program.

The region should apply for such funding when it becomes available. Alternatively, the region could establish a program and seek DOH funding once available.

Discussion Items

Decision Items

Letters of Support Memo

To: SWCCOG Board of Directors
From: Bryce Bierman
Date: 9 September 2021

Comments: Attached are five letters of support to be ratified and/or approved this month, all of which have regional impacts and scopes but are from outside the SWCCOG Membership, so therefore need to be approved by the SWCCOG Board. The Letters of Support for the Ute Mountain Ute Tribe, Greyhound Lines, Housing Solutions for the Southwest, and Montezuma County Public Transportation had Executive Committee approval, due to the timing of the grants and the Board Meetings.

Please see the attached letters of each request.

1) *Ute Mountain Ute Tribe NTIA Grant*

The first letter of support request was from the Ute Mountain Ute Tribe for their funding application for the National Telecommunications and Information Association's Tribal Broadband grant. The funding would provide services to Towaoc and White Mesa, as the two communities severely lack access to broadband services with current connectivity at less than 10/1 Mbps.

2) *Greyhound Lines NMDOT Operational Assistance*

The second letter of support request was from Greyhound Lines for their request for operational assistance from the New Mexico Department of Transportation: Division of Transit. The operational assistance would establish a vital connection of rural intercity bus services between Albuquerque, Farmington, and Durango.

3) *Housing Solutions for the Southwest CHDO Funding*

The third letter of support request was from Housing Solutions for the Southwest for their reapplication for funding through the Community Housing Development Organization Program. This grant funding would allow Housing Solutions for the Southwest to further invest in the development of affordable housing in the region.

4) *Montezuma County Public Transportation FTA Capital Grant*

The fourth letter of support request was from Montezuma County Public Transportation for their request for FTA Transportation Capital Funds. The capital funds would allow Montezuma County Public Transportation to implement a technology package, that would include Automatic Vehicle Locator (AVL) and mobile ticketing options. This technology package would

Letters of Support Memo

also allow for the organization's participation in the regional and statewide digital mobility hub projects that are currently in the planning phases.

5) *Housing Solutions for the Southwest Enterprise Zone Status*

The fifth letter of support request is for Housing Solutions for the Southwest's reapplication for Enterprise Zone Contribution Project status. EZ status offers significant tax credits for investment in their work to further develop affordable housing which is an essential aspect of funding for projects that promote economic development. A draft letter is attached.

Legal Review: N/A

Fiscal Impact: None to SWCCOG

Staff Recommendation:

- Ratify the Letters of Support for the Ute Mountain Ute Tribe, Greyhound Lines, Housing Solutions for the Southwest, and Montezuma County Public Transportation.
 - Approve the Letter of Support for the continuation of Housing Solutions for the Southwest's designation as an Enterprise Zone Contribution Project.
-



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

August 27, 2021

National Telecommunications and Information Administration
Tribal Broadband Grant
U.S. Department of Commerce,
1401 Constitution Ave,
NW Washington, DC 20230

Dear NTIA Tribal Broadband Grant Committee:

The Southwest Colorado Council of Governments (SWCCOG) is writing to provide support for the Ute Mountain Ute Tribe's grant application to the NTIA Tribal Broadband Grant program to provide services to Towaoc and White Mesa, as the two communities severely lack access to broadband services with current connectivity at less than 10/1 Mbps.

The SWCCOG is located in the southwest corner of the state of Colorado. The region spans an area of roughly 6550 square miles with an average population density of 15 people per square mile and includes high mountain peaks, high desert, and large canyons. The region includes the counties of Archuleta, Dolores La Plata, Montezuma, and San Juan, the municipalities of the Cities of Cortez and Durango, and the Towns of Bayfield, Dolores, Dove Creek, Ignacio, Mancos, Pagosa Springs, Rico, and Silverton, as well as the two Native American Tribes of the Southern Ute and the Ute Mountain Ute. The considerable distances between communities, topographic challenges, and low populations in southwest Colorado, make broadband development exceptionally challenging and unappealing to the local service providers.

Access to reliable, robust broadband services is the biggest obstacle to implementing strategies to improve economic prosperity for the Ute Mountain Ute Tribe, and much of the rest of southwest Colorado. The Tribe and a significant percentage of the population of Montezuma County, Colorado are well below state and federal median income, employment, and educational attainment rates. The ongoing loss of high paying extraction industry, slowly pre-pandemic, and much more rapidly after the onset, employment has compounded the economic challenges of the pandemic. Investment in broadband infrastructure will help ease the current challenges, while preparing the region to be more resilient to future economic stressors. Federal investment in the proposed areas of White Mesa, Utah and Towaoc, Colorado reservation will begin to alleviate the barriers to education, work force development, and business growth on and off the Ute Mountain Ute Tribal reservation.

The SWCCOG has worked closely with the Ute Mountain Ute Tribe over the years and believe Tribal and Federal investment in broadband infrastructure in southwest Colorado will dramatically impact the economic vitality of the region, on and off the reservation. The SWCCOG is highly supportive of the application for grant funding, and sincerely hopes that the Grant Committee will fulfill this important regional infrastructure, funding request.

Sincerely,

David Black

Chair, Southwest Colorado Council of Governments

295 Girard St, Ste B, Durango, CO 81303
970-779-4592

www.swccog.org



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

August 26, 2021

Mr. David Harris
Director, Transit & Rail Division
New Mexico Department of Transportation
1350 Alta Vista Street SB-4
PO Box 1149
Santa Fe, New Mexico 87505

Re: Support for Greyhound Lines' proposed Albuquerque, Farmington-Durango rural intercity bus route

Dear Mr. Harris,

The Southwest Colorado Council of Governments (SWCCOG) is located in the southwest corner of the State of Colorado. Of great concern to the four corners region is the strength of the transportation network due to the considerable distances between communities, relatively low population, remote location, and mountainous topography.

Southwest Colorado and northwest New Mexico are inexorably linked, our economies intertwined, with significant travel between the communities in each state for employment, educational, medical, and recreational purposes. The SWCCOG has a history of working with the communities in northwest New Mexico in attempt to address the significant transportation challenges facing the entire region.

Greyhound Lines has over 20 years of experience operating and managing rural intercity bus service. Operating assistance for the proposed rural intercity bus services serving Albuquerque, Farmington, and Durango would establish a much-needed connection between these rural communities and the urban center of Albuquerque. The service would also provide regional connectivity for Farmington, Aztec, and Cuba with Durango and ultimately with the State of Colorado's intercity bus service, Bustang Outrider. Rural residents of northwest New Mexico would then have direct connectivity with the national intercity bus network.

Considering the immeasurable benefit to our region from this proposed intercity bus route, we fully support this proposed project and encourage the New Mexico Department of Transportation Division of Rail and Transit to support Greyhound Lines' request for operational assistance.

Sincerely,

Miriam Gillow-Wiles
Executive Director



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

26 August 2021

Colorado Department of Local Affairs
Division of Housing
Community Housing Development Organizations Grant Board

Dear CHDO Grant Board,

Re: letter of support for Housing Solutions for the Southwest

This letter is written in support of Housing Solutions for the Southwest and their reapplication for continued funding for the Community Housing Development Organizations Program. The SWCCOG is pleased to support Housing Solutions for the Southwest's application, as the development of affordable housing is one of the most pressing issues in the region.

The Southwest Colorado Council of Governments (SWCCOG) officially formed in December 2009 between fourteen local governments across southwest Colorado. The SWCCOG works on a variety of issues via cooperation, shared services, and reduction of redundancies throughout the region. The SWCCOG works to develop successful partnerships between area organizations through communication, collaboration, cooperation, shared services, and reduction of redundancies throughout the region. The SWCCOG Board has identified housing issues of being one of the primary areas of interest for residents and governmental entities in the region. Housing Solutions provides numerous valuable housing programs in the region and is a natural partner with the COG to impact housing across the five counties of southwest Colorado.

Housing Solutions is a valuable resource to our community and is a key partner in the development of affordable housing through the Community Housing Development Organization grant. I encourage you to approve the Housing Solutions for the Southwest's reapplication for CHDO.

Sincerely,

Miriam Gillow-Wiles
Executive Director



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

September 2, 2021

Division of Transit and Rail
Colorado Department of Transportation
2829 W. Howard Pl.
Denver, CO 80204

RE: Support for Montezuma County Public Transportation request for Transportation Capital Funds

To whom it may concern:

The Southwest Colorado Council of Governments (SWCCOG) serves in an important role to develop and support successful partnerships between area organizations through communication, collaboration, cooperation, shared services, and reduction of redundancies throughout the southwest Colorado region. The strength of the transportation network is of great concern to the region and improving the system is a major goal of the SWCCOG. Montezuma County Public Transportation (MoCo) provides critical transportation services within the region, and the SWCCOG would like to express support for MoCo's application for FTA Capital Funds.

MoCo provides valuable public transportation services within the City of Cortez, throughout Montezuma County, and into the outlying communities. The proposed project to procure and implement a technology package, that would include Automatic Vehicle Locator (AVL) and mobile ticketing options, will allow MoCo to participate in the regional and statewide digital mobility hub projects that are currently in the planning phases. These technologies will become increasingly important as public transportation continues to adopt ever evolving technological solutions.

The SWCCOG supports MoCo's application for FTA funding for Automatic Vehicle Locator and mobile ticketing services. Thank you for your support of public transportation in southwest Colorado.

Sincerely,

Miriam Gillow-Wiles
Executive Director
Southwest Colorado Council of Governments



SOUTHWEST COLORADO COUNCIL OF GOVERNMENTS

September 16, 2021

State of Colorado
Office of Economic Development and International Trade
1600 Broadway #2500
Denver, CO 80202

Dear Office of Economic Development and International Trade:

The Southwest Colorado Council of Governments (SWCCOG) works to develop successful partnerships between organizations throughout southwest Colorado through communication, collaboration, cooperation, shared services, and reduction of redundancies. The SWCCOG Board has identified housing issues of being one of the primary areas of interest for residents and governmental entities in the region. Housing Solutions for the Southwest (HSSW) provides numerous valuable housing programs in the region and is a natural partner with the SWCCOG to impact housing across the five counties of southwest Colorado. To better address housing challenges, the SWCCOG supports HSSW as an Enterprise Zone Contribution Project.

HSSW is a nonprofit Community Housing Development Organization that invests in the development of affordable housing units and provides numerous programs along with housing counseling. The agency collaborates with our member jurisdictions and other partner agencies across the region to plan and implement the increase of affordable housing options. Many of HSSW's projects are a collaboration of public, private, and nonprofit partners. Their most recent project is the construction of the Espero Apartments in Durango. HSSW and BlueLine Development (a private developer of affordable housing) established a partnership called Espero, LLC using land leased from the City of Durango. This project invests \$9.5 million towards construction, jobs, and housing the lowest-income residents of Southwest Colorado.

The Enterprise Zone Program created by the Colorado Legislature offers significant tax credits for investment in the work this agency does to further develop affordable housing. We support the continuation of Housing Solutions' designation as an Enterprise Zone Contribution Project.

Sincerely,

Miriam Gillow-Wiles
Executive Director

SWCCOG DOLA TA Grant

To: SWCCOG Board of Directors
From: Miriam Gillow-Wiles
Date: 16 September 2021

Comments: The DOLA COG grant cycle (TA Grants) is due October 1, this meeting was specifically requested to discuss and approve an application to the TA grant. Below are the two uses the SWCCOG Staff would like to use this grant towards.

There are two facets for the grant request:

- 1) Additional funding for the implementation of a Mobility Management system
- 2) Funding for the development of a business investment for affordable housing program

Mobility Management

- The Board will remember that the SWCCOG applied for funding to implement a one-call one-click system to help residents and visitors of the region to connect disparate transit systems to move across the region without a passenger vehicle. This grant was submitted in July for \$20,000. The SWCCOG Staff were unsure of exact amounts needed as the development of the implementation plan is still underway.
- Staff are seeking \$10,000 from the DOLA TA grant to augment the CDOT funding and ensure a program is implemented.

Business Investment Strategy for Affordable Housing

- The need for affordable housing has long been an issue and has become very acute since the pandemic started. The private have lamented how hard it is to attract and retain employees due to the high cost of housing. It has gotten worse as the cost has increased and stock has dropped, making home ownership and even rentals out of reach for many people. In other areas of the state large employers are involved in supporting affordable and/or workforce housing.
 - The La Plata County Economic Development Alliance has received funding to put together an investment strategy for housing
-

SWCCOG DOLA TA Grant

development, however that plan covers La Plata, Bayfield, Durango, and Ignacio only.

- This request would expand that work to the rest of the region.
- Staff would seek \$40,000 for this work.

Match and other Details

- DOLA requires 50% match for the DOLA TA Grants
 - o Housing Solutions for the Southwest has agreed to provide their CHDO as match for this grant for the development of an investment strategy.
 - o SWCCOG will use CDOT Mobility Management grant as match
 - o Together they equal over \$50,000
- As a reminder, SWCCOG cannot use DOLA funding for staff, so both components would be contract out (to different contractors) through either existing contracts or through an RFP process.

Legal Review: Not needed at this time

Fiscal Impact: High

Staff Recommendation: Approve a DOLA COG Grant Cycle Grant Application for up to \$50,000 for business investment for affordable housing and additional funding for CDOT Mobility Management Grant.

Upskilling, Reskilling, Next-Skilling Grant

To: SWCCOG Board of Directors

From: Miriam Gillow-Wiles

Date: 12 September 2021

The State Legislature passed a number of pieces of legislation using state revenue and federal funding. One of those pieces of legislation that used federal funding was HB21-1264 providing \$75,000,000 for upskilling, reskilling, and next skilling workers; of that funding \$5M will go to Adult Education, \$10M to CTE facilities and development, and \$60M to Colorado Workforce Development Council (CWDC). The \$60M is broken down into the following:

- \$20.75M to Local Workforce Boards
- \$3M for community-based organizations for upskilling, reskilling, next-skilling
- \$1.25M outreach, promotion etc.
- \$35M for Workforce Innovation Act which allocates money to Workforce Boards, undetermined statewide initiatives, and evaluation, implementation, and administration.

The SWCCOG was approached by several community partners, including the La Plata County Economic Development Alliance and a local education consortium to apply to the \$3M tranche of funding for regional workforce development. The grant documentation was focused training and certifications with expectation that 1200 individuals would have training and certifications through the \$3M program.

Based on the conversations at the August Board Meeting regarding housing, and the discussion of DOLA Technical Assistance grants (the COG DOLA Grant Cycle) to increase local construction trades workforce to have impact on the housing market, this grant seemed like a much better fit than the DOLA grants. The grant was due September 10, so the Executive Committee provided approval to apply for this grant. Below is a synopsis of the funding.

Overview:

The SWCCOG applied for funding to do two things: provide trainings and certifications for individuals already or entering the construction trades workforce and to support the development of a school to trades program in southwest Colorado. The number of expected trainings is 475, with some people taking more than one training. These include:

- OSHA 10
- OSHA 30
- Insurance Compliance
- Bonding for Construction Businesses
- Business Management and Cybersecurity
- Colorado Electrician Licensing
- ICC Contractor Certification
- Lead and Environmental Hazards Certification
- Home Inspection Certification

Upskilling, Reskilling, Next-Skilling Grant

Management and Supervisory Training
HBI Pre-Apprenticeship Certificate Training (PACT) Facilitator Training for 5 Educators
Certifications for Year 1 and Year 2 HBI PACT

Grant Request Amount: \$499,511

Other Information:

- Will provide funding for both staffing and management and administration.
 - o This includes COG staff (including the addition of a new staff member) to coordinate, and be the lead on the collaboration required for such a large region
 - o Southwest Colorado Education Collaborative staff to begin to implement the school to trades
 - o Adult Education staff to help with career counseling.
- Funding is expected as two purchase orders, six months apart. The grant will expire at the end of October 2023. This will be a 22- or 23-month effort, depending on when the contract with the State is executed.
- Several builders, Workforce Development Center, Region 9, Adult Education, SJBOCES, and SBDC all supported this grant with letters of support.

Legal Review: Not applicable at this time, will be needed to develop contracts with partners (Staff included funding for legal work in the grant as well)

Fiscal Impact: High, if received

Staff Recommendation: Ratify the SWCCOG's application to the Upskilling, Reskilling, and Next-Skilling Workers Grant.

Funding for Regional Housing

To: SWCCOG Board of Directors

From: Miriam Gillow-Wiles

Date: 16 September 2021

At the August SWCCOG Board Meeting the Board asked Staff to put together a strategy or plan of what would be involved in going to an RFP for the region to aggregate housing needs across the region. Staff provided the attached longish memo after much discussion with Department of Housing, Housing Solutions, HomesFund, and Root Policy Research the idea came to be that the region needs to streamline the process for development of affordable housing to be able to attract a developer/builder to build out the 830 permanent units identified in the housing assessment.

To do that, will take coordination, effort, and time. The SWCCOG seeks to apply for funding via San Juan County to the HB1271 IHOP (no pancakes are involved, unfortunately) Planning Grant Program.

This grant is only available to municipalities and counties, as such the SWCCOG reached out to San Juan County to act as the fiscal agent. The Board of County Commissioners approved this request. Funding requests are also capped at \$200,000, which staff expects the grant application will near that cost due to the complications and challenges around coordinating planning process across multiple counties.

SWCCOG staff will provide the following for SJC to make the fiscal administrative costs a minimal as possible:

- Financial management
- Reporting
- Coordination of contractors/staff
- Develop a contract for between the two entities to outline roles and responsibilities
- Write the grant, including all research and data gathering
- Develop a budget for the grant
- Seek letters of support
- Provide documents to be copied and pasted and/or uploaded into the DOLA grant portal for SJC staff

Grant is due September 20, and Staff have started the development of the grant application. Staff have also talked with a number of DOH staff on the idea, and it is very intriguing with lots of positive feedback.

Attachments to this memo:

- SWCOG Regional Housing Overview
- IHOP Program information

Funding for Regional Housing

Legal Review: N/A at this time, will be if awarded funding

Fiscal Impact: Significant for implementation of regionalism to address housing affordability

Staff Recommendation: Approve the grant request for HB1271, not to exceed \$200,000.

SWCCOG Housing Follow Up

To: SWCCOG Board of Directors

From: Miriam Gillow-Wiles

Date: 28 August 2021

At the August 2021 Board Meeting, there was a lively discussion about regionalism and housing. Councillor Bosmans (Durango) brought up the idea of an RFP for a developer across multiple jurisdictions and there was a lot of discussion about this concept as well as starting a housing subcommittee. One of the outcomes of the discussion was a request to staff to research and engage with DOH on how to support the Membership's housing needs through a regional lens.

Upon thinking about this and discussing with Andrew Atchley at DOH, there is some planning that needs to be done for a successful aggregation of demand to build units regionally. I have outlined them below, along with the specific actions needed by the local governments.

SWCCOG staff will put this on the agenda for discussion for the September 16th Board Meeting.

Opportunities and Barriers

There are a number of opportunities the Region could employ to help overcome barriers such as multiple planning processes and challenges with developing a small number of units in various jurisdictions. Aggregation and efficiencies of scale would/could lend to the development of housing across the five-county region, and also set the communities and counties up for additional funding through HB1271 incentives grant process (grant guidelines and timeline will be available on Sept 1).

- *Aggregating Unit Need into One RFP*
This will allow a builder to be able to scale building to double- or triple-digit number of units, rather than single digit number of units if each community sought a developer or builder on their own
- *Standardizing Design*
Having standard plans and designs which fit within community design standards, but that are the same across the region. This will allow developer/builders to purchase components and materials in larger quantity, helping reduce the price. In addition, it would be easier to have set plans that were approved via a planning process prior to development, leading to faster development in each community.
- *Simplifying the Planning Process*
To help streamline the process of getting units built, the jurisdictions will need to help simplify the various planning processes. Without doing so, this will create significant barriers, as any developers will need to work through iterative processes in each jurisdiction and will delay the development of building. Preplanning in as many ways as

SWCCOG Housing Follow Up

possible, will help the respondents to an RFP navigate multiple jurisdictions planning processes and increase the speed at which housing can be developed.

Funding for Regional Implementation

During the 2021 legislative session, the Legislature passed HB1271. The legislation created funding to help address barriers to the development of affordable housing. There are three separate components to this legislation: Planning, Incentives, and Land Use Code Update. All of which have different focuses and grant cycles. The legislation was written to allow municipalities and counties to apply; making COGs, Housing Authorities, nonprofits, and such ineligible to apply without a municipality or county as the fiscal agent. All the funding must be spent by June 2024.

- *Planning*

The Planning Grant Program provides grants to local governments to help them understand their housing needs and adopt policy and regulatory strategies to qualify for the Affordable Housing Development Incentives Grant Program.

The Planning Grant Program can fund housing needs assessments to help local governments guide their policy and regulatory approach to reducing barriers to affordable housing development

Total funding for the planning component is \$6,816,000. Grants are expected to be in the \$50,000 - \$200,000 range. The first review of applications is Sept 20, 2021.

- *Incentives*

These incentive grants can help cover tap fees, infrastructure, parks/playgrounds and other needs and amenities that support the affordable housing project. Final guidelines will be available Sept 1st.

Projects must provide community benefits (e.g., covering tap fees or infrastructure costs for an affordable housing project and/or with a childcare center, for example). A small portion can be used for needs and amenities in the neighborhood where the affordable housing development is located.

To qualify, local governments must adopt at least [three strategies from the menu](#) of policy and regulatory options listed in the bill. All the funding must be spent by June 2024

- *Model Land Use Code Update*

As part of the Planning Grant Program, the Community Development Office will update and publish model land use codes for municipalities and counties. For more information on the MLUC update process, see the Community Development Office's Land Use Codes webpage.

SWCCOG Housing Follow Up

Local Government Actions Needed

Local jurisdictions will need to actively participate in this process to have successful responses to the RFP and ultimately have units developed across the region. This participation and successful RFP will set up the municipalities and counties to seek funding through the Incentives grant program in 2022 to help offset the costs of fees, utilities, etc for the successful builder/developer of the regional RFP.

- *Identification of Land and Utilities*
Each jurisdiction will need to identify land, use by right, zoning (where applicable), utilities, access, and other information about the land use code that pertains to each parcel.
- *Planning and Development Processes*
Each jurisdiction will need to outline planning and development processes as to help create a more streamlined process as part of the preplanning for the RFP.
- *Codes*
Each jurisdiction will need to identify various codes, covenants, and such limiting the use of the various parcels. Examples include: density, façade, high limitation, parking requirements, and others that impact the development of affordable housing.
- *Review*
Local government staff will need to engage to ensure the preplanning work fits within codes, zoning, and such. In some cases, lots may need to be rezoned to allow for more density, or a community may choose to provide a variance on building height limitations (for example creating a variance for height limitations from 2 to 3 stories to allow for townhome parking). These actions would only impact the specifically identified parcels and would not change any planning/development processes throughout the rest of the municipality or county.

HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program Guidelines



COLORADO
Department of Local Affairs
Division of Local Government

The Colorado Department of Local Affairs (DOLA), with funding from [HB21-1271](#), offers state assistance to local governments to promote the development of innovative affordable housing strategies in a manner that is compatible with best local land use practices. HB21-1271 creates three new programs:

- Affordable Housing Development Incentives Grant Program (“Incentives Grant Program”)
- Local Government Planning Grant Program (“Planning Grant Program”)
- Affordable Housing Guided Toolkit and Local Officials Guide Program (“Toolkit Program”)

The Community Development Office (CDO) within DOLA’s Division of Local Government will manage the Incentives Grant Program and the Planning Grant Program. This document covers program guidelines for the Planning Grant Program.

Planning Grant Program

The Planning Grant Program provides grants to local governments (municipalities, counties, city/counties) to help them better understand their housing needs and adopt policy and regulatory strategies in order to promote the development of affordable housing and qualify for the Incentives Grant Program. Communities not intending to apply to the Incentives Grant Program may still apply to the Planning Grant Program.

Funding

- Approximately \$6,816,000 in funding is available for awards.
- Individual Planning Grant Program awards are expected to be approximately \$50,000-\$200,000.
- A minimum of 25% local match of the total project cost is required. An applicant experiencing financial hardship may request a reduced level of matching funds and must consult with their [DOLA Regional Manager](#) before submitting their application about a reduced match.
- Awards cannot be used to cover administrative expenses (e.g., existing staff, operating costs).
- All funds must be spent before June 30, 2024.

Eligibility

- Eligible entities include municipalities, counties, and city/counties. Awards cannot be made directly to housing authorities (but municipalities or counties can partner with housing authorities).
- The intent of the program is to fund municipal or county planning work that supports a qualifying strategy listed in the [menu of strategies](#) or an innovative option not currently on the list.
- Housing needs assessments or similar studies are encouraged where needed as an initial step to complete a qualifying planning project and may be bundled into the Planning Grant Program application.
- Applicants may request funding for more than one planning project as needed to adopt the qualifying number of strategies to compete for the Incentives Grant Program (i.e., multiple code updates may be bundled in the same application).
- “Affordable housing” is defined in the statute as up to 80% AMI for rental housing and up to

HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program Guidelines



COLORADO
Department of Local Affairs
Division of Local Government

140% AMI for affordable homeownership.

Scoring Criteria

- **Readiness:** The applicant clearly shows they are ready to begin work and has a reasonable timeline for completion. The applicant has indicated if they plan to apply for the Incentives Grant Program (though this is not required).
- **Capacity:** The applicant has organizational experience with and capacity to manage grants and to manage the overall project. The applicant has considered utilization and enforcement of new or updated planning tools and regulations as part of their strategy evaluation.
- **Impact on Housing:** The project will include developing and adopting a strategy for the applicant to qualify for the Incentives Grant Program, per the [menu of strategies](#). The applicant will be scored on the general estimated impact the tool(s) will have toward meeting the documented affordable housing need in that community, with consideration of long term affordability.
- **Political Support:** The applicant must show broad political and stakeholder support, via adopted plans, policies, and/or letters of support, to adopt the proposed strategy(ies) to support the development of affordable housing. If building support is part of the project, the applicant must demonstrate there is a thoughtful plan in place to build stakeholder support through an inclusive and equitable process. Inclusive community engagement is a critical component of every planning effort; applications will be evaluated on the extent and efficacy of their community and stakeholder engagement plan. The most competitive applicants will demonstrate how this project is part of a larger strategy to promote the development of affordable housing in the community.
- **Equity, Diversity, and Inclusion:** The applicant must show they have developed an inclusive stakeholder engagement strategy. Any process to conduct a housing needs assessment or adopt a new strategy should ensure the project will promote equity in affordable housing. Applicants should assess impacts of the work on marginalized and vulnerable populations throughout the process and on an ongoing basis. Competitive applicants will engage a wide array of stakeholders in actual design of housing solutions.
- **Local Match:** A minimum 25% local match of the total project cost is required. An applicant experiencing financial hardship may request a reduced level of matching funds and must consult with their [DOLA Regional Manager](#) before submitting their application.
- **Extra Points:** Extra points may be earned if an applicant can show the planning project:
 - considers community benefits such as early childhood education centers, age-friendly planning, energy efficiency, broadband capacity, public health outcomes, economic diversification, transit oriented development, etc.
 - develops a creative or innovative approach to promoting the development of affordable housing.
- DOLA will also consider geographic diversity, and to a lesser degree, financial need in making final award determinations.

Application and Award Process Timeline

- Applicants are strongly encouraged to consult with their [DOLA Regional Manager](#) and to get input from [CDO staff](#) before submitting.

HB21-1271 DOLA Innovative Housing Strategies: Planning Grant Program Guidelines



COLORADO
Department of Local Affairs
Division of Local Government

- Submit applications through the Division of Local Government [Online Grants Portal](#) per the Notice of Funding Available (NOFA). Visit the [CDO website](#) for more information.
- **The deadline for the first review of applications is September 20, 2021.** Applications will then be reviewed and awarded on a rolling basis monthly until funds are depleted.
- The DOLA Executive Director will make final award decisions.
- Applications will be reviewed and awarded within 2 months. Staff will work to finalize grant agreements or contracts within 2 months.
- No work may begin on the project until the grantee receives a signed contract. Local governments must follow their own procurement rules.
- Grantees are encouraged to complete their qualifying planning work as quickly as possible so they may compete for the Incentives Grant Program, which will likely open in the fall of 2022.
- **Note:** If the grantee does not complete a good-faith effort to adopt the planning strategy(ies) outlined in the application, DOLA may request the awarded funds be returned to DOLA.

Any questions or concerns may be directed to Christy.Wiseman@state.co.us or Andy.Hill@state.co.us.

Reports

Reports will resume at the next regular Board Meeting on October 14, 2021

2021 SWCCOG Board Meeting Attendance

Current Members										Partner Organizations											
Jurisdiction	Member Name		Feb	Mar	April	June	July	Aug	Oct	Dec	Percent Attend	Dues Paid	Dolores County	Town of Dolores	Town of Dove Creek	Town of Mancos	Montezuma County	Southern Ute	Town of Rico	Ute Mountain Ute	
Archuleta County	Alvin Schaaf - Primary	Scott Wall - Alternate									50%	★		Ken Charles							
	David Black - Primary	Katie Sickles - Alternate									100%	★									
Town of Bayfield	Mike Lavey - Primary	Drew Sanders - Alternate									100%	★									
City of Cortez	Olivier Bosmans - Primary	Mark Garcia - Primary									67%	★									
	Marsha Porter-Norton - Primary	Chuck Stevens - Alternate									67%	★									
City of Durango	Andrea Phillips - Primary	Shari Pierce - Alternate									83%	★									
	Willy Tookey - Primary	Gloria Kaasch-Buerger - Primary									83%	★									
Town of Ignacio											100%	★									
La Plata County											83%	★									
											100%	★									
Town of Pagosa Springs											83%	★									
San Juan County											50%	★									
Town of Silverton																					

Present
 Absent

*removed notation to indicate remote attendance