

FOR IMMEDIATE RELEASE

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Regional Partners in Ignacio, Pagosa Springs and Silverton Awarded \$1.7 million in Proposition 123 Funds to Create Affordable Homeownership Housing Units

Southwest Colorado – The Colorado Department of Local Affairs (DOLA), Division of Housing, has awarded \$1,753,000 to Ignacio, Pagosa Springs and Silverton, as part of Proposition 123 (Prop 123) initiative to support the development of affordable housing. These funds, made available through the State Affordable Housing Support Fund, will assist the awarded communities in creating new housing units to address the growing need for affordable and attainable homes.

Prop 123 created a state-level funding mechanism, dedicating 40% of the funds to the Affordable Housing Support Fund, administered by the Department of Local Affairs (DOLA), and 60% to the Affordable Housing Financing Fund, overseen by the Colorado Office of Economic Development and International Trade (OEDIT). These funds are allocated to support local housing programs aimed at addressing the affordable housing crisis in Colorado.

Through this funding, the following projects will receive support:

- **Ignacio:** Rock Creek Phase 2
- **Pagosa Springs:** Chris Mountain II Phase 2
- **Silverton:** Anvil Walsh Townhomes

Project Details

Ignacio/La Plata County: Rock Creek Phase 2

Awarded: \$462,000

Ignacio Housing Authority: Mark Garcia, Ignacio Town Manager

Development: The Rock Creek project Phase 2 will consist of an 11-unit housing development in Ignacio, CO. Phase 1 consists of 10 units deed restricted at 140% AMI. Infrastructure work is completed with the exception of electrical service to homes scheduled for Phase 2. This entails a new service line to the property across tribal land. Phase 2 of the Rock Creek Housing project

will feature a combination of 2- and 3-bedroom units targeting households at 100% and 140% of AMI. Six units will be restricted at 100% AMI and five homes will be deed restricted at 140% AMI.

Broader Impact: Ignacio faces a housing gap, especially in homes priced between \$290,000 and \$350,000, which is more accessible when compared to the home median prices of \$675,000 in La Plata County. The Rock Creek project will provide affordable homes, boosting local housing availability and stability.

“These investments will be a game-changer for our communities,” said Mark Garcia, Town Manager at Town of Ignacio. “Prop 123 provides a pivotal opportunity to expand affordable housing in Southwest Colorado, where demand is high. We are excited to partner with local stakeholders and utilize these funds to bring new housing options to our residents.”

Stakeholder/Partners: Town of Ignacio, Ignacio Housing Authority, Fading West Builder, HomesFund, Project Moxie, Regional Housing Alliance of La Plata County, DOLA IHOI grant for infrastructure improvements.

Pagosa Springs/Archuleta County: Chris Mountain II Phase 2

Awarded: \$675,000

Pagosa Springs Community Development Corporation (PSCDC): Emily Lashbrooke, Executive Director

Development: Phase 2 of the Chris Mountain project will consist of 10 single-family detached homes, with expected completion in 2025. The entire project will include 35 homes. These units will serve families employed full-time in Archuleta County, with Habitat for Humanity providing USDA 502 loans to qualifying households.

Broader Impact: Due to rising labor and material costs as well as the remote location, building affordable homes within the 100% AMI range has become challenging. PSCDC is working with local partners to bridge this gap and continue developing affordable housing.

“The proposed 10 homeownership units, affordable to households earning 100% AMI, will address a critical need in the market, particularly for first-time homebuyers and the ‘missing middle,’” said Emily Lashbrooke, Executive Director of PSCDC. “While I’m not a builder or developer, I’m a problem solver. We’re learning by doing, and our focus is on getting things done, as that’s what the town and county have tasked us with.”

Stakeholder/Partners: Archuleta County, Pagosa Area Water and Sewer District, Habitat for Humanity of Archuleta County, Archuleta County Housing Authority, and various other grant partnerships.

Silverton/San Juan County: Anvil Walsh Townhomes

Awarded: \$616,000

Silverton Housing Authority: Anne Chase, Executive Director

Development: The Anvil Walsh Townhomes project will feature nine modular housing units in the Anvil Mountain Subdivision, with expected completion by the end of 2025. The unit mix includes three units at 80% AMI, five units at 100% AMI, and one unit at 140% AMI. The project will feature a combination of 2- and 3-bedroom units.

Broader Impact: The Anvil Townhomes will increase Silverton's affordable housing stock by 10% in just one year. With rising housing prices and limited workforce recruitment, this project will provide new opportunities for current and future residents.

"This funding is a crucial step in addressing Silverton's housing shortage," said Anne Chase, Executive Director of the Silverton Housing Authority. "With many local families unable to transition from renting to owning, or generally unable to find safe and affordable housing, this funding will help us increase our housing stock and provide stability and opportunities for our workforce and community members."

Stakeholder/Partners: San Juan County, Town of Silverton, San Juan Housing Authority, Tributary Development, Fading West Builder, Colorado Division of Housing, and Colorado Department of Health and Environment.

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About Prop 123

To qualify for Prop 123 funding, local governments must commit to increasing affordable housing units by 3% annually and expedite the review process for affordable housing developments.

For more details on Prop 123 and how local governments can participate, visit:

- [Colorado Affordable Housing Financing Fund Program Page](#)
- [DOLA's Prop 123 Implementation Webpage](#)

About the RHA

The Regional Housing Alliance of La Plata County is a Multi-Jurisdictional Regional Housing Authority (RHA) in conformance with Colorado Revised Statutes 29-1-204.5. It was created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio and is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board.