Housing Innovation From a Planners Perspective

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TOWN OF BAYFIELD

WHO ARE WE PLANNING FOR?

- ▶ La Plata County Census Data (July 1, 2023)
 - ▶ Population 56,407
 - ▶ Under age 5 3.9% (2,200)
 - ▶ Under age 18 17.3% (9,758)
 - ▶ Under age 65 58% (32,716)
 - ► Age 65 and over 20.8% (11,733)
 - Persons in Poverty 11.7% (6,600)
 - Owner Occupied Housing Rate 70.7%
 - ▶ Persons per Household 2.39
 - Median Household Income \$81,936 (\$62,061 in 2019)
 - ▶ Mean Travel to Work Time 21 Minutes



WHY ARE WE PLANNING?

- Allow workforce to both live and work in the same community
- ► Reduce commute times
- Reduce greenhouse gas emissions
- ► Increase family time together
- Recreate close to home and work
- Encourage economic activities to stay in community
- ▶ To meet long term growth projections, La Plata County needs to add 907 units per year (per the 2021 Housing Needs Assessment)



WHAT DO WE NEED?

- Single-Family
- Attached Single-Family
- Multi-Family
- Tiny Homes
- Mobile Homes
- Manufactured
- Multi-Generational
- Transitional
- Affordable
- Deed-Restricted
- ► ALL THE ABOVE!



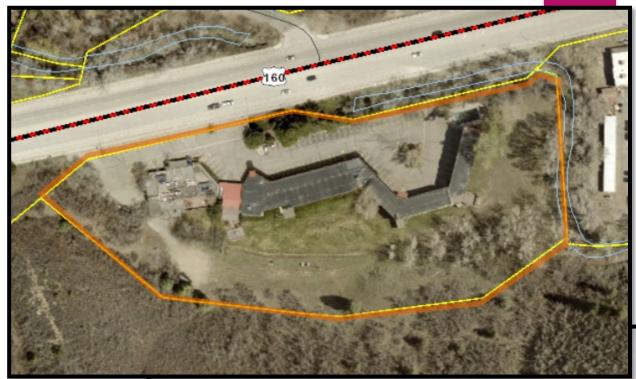
HOW DO WE GET THERE?

- Community Vision/Goals
 - Public Support/Education
 - ▶ Bold Leadership
 - Aligned Long Range Plans
- Code Changes
 - Process Improvements
 - More Certainty for Developers
 - ► Re-Envision Zoning & Density
 - Incentives
- Partnerships
 - Grant Support
 - Infrastructure Support
- Funding Source(s)
- Creativity/Innovation



Residences at Durango

- Best Western Motel
 Conversion to Affordable
 Rental Housing
- 30-60% AMI
- 21382 Highway 160 West in Durango
- 5.3 Acre Parcel
- Rehab 72 existing rooms and construct 48 new units (120 units)
- Grant Funding and Tax Credits
- Status: Under Construction





Cinnamon Heights

- East of Conoco/Alta Gas
 Station next to Sunrise
 Estates in Bayfield
- 2.6 acres
- Zoned Multi-Family
- 30 Townhome Units
- Deed Restricted Project
- 80-120% AMI
- \$2.7 Million Grant Funding
- Status: Shovel Ready



Pine River Commons

- South of Highway 160 in Bayfield
- 17 Acre Parcel
- Planned Unit Development (PUD) Zoning
- 66 Single-Family Attached Lots
- 128,000 sf Commercial
- Proposed Deed-Restricted
- 80-120% AMI
- \$1.1 Million Grant Funding
- Status: Phase 1 Under Construction (33-Units)

