



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)

