



# REQUEST FOR PROPOSALS



**Workforce Housing Development Services**

**Town of Pagosa Springs, Colorado**

RFP Published: September 1, 2021

Submission Deadline: October 1, 2021

Contact: Andrea Phillips, Town Manager

[aphillips@pagosasprings.co.gov](mailto:aphillips@pagosasprings.co.gov) / 970-264-4151 x. 236







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## INTRODUCTION

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Housing for the local work force is needed to serve the people living and working in Archuleta County. The Town of Pagosa Springs desires to facilitate the creation of units to serve our residents through a public-private partnership with a visionary and committed developer who will work collaboratively with the Town in this endeavor. The Town offers through this proposal **three different development sites**, each roughly a block or two apart, with the possibility of additional sites in the future.

## 1. PROJECT DESCRIPTION

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The Town of Pagosa Springs, Colorado seeks to enter into a public-private partnership with a qualified developer to build, and possibly own and manage, between 12-64 workforce housing units within the town limits of Pagosa Springs over the next three to five years. The Town will consider alternative proposal types. Workforce housing units are a defined need in Southwest Colorado, and the Town is accepting proposals from firms that have the capacity, vision and expertise to help us meet the growing demands of our community's work force.

Any requests for clarification or additional information deemed necessary by any respondent to present a thorough proposal shall be submitted **in writing** to Andrea Phillips, Town Manager, P.O. Box 1859, Pagosa Springs, Colorado, 81147 or [aphillips@pagosasprings.co.gov](mailto:aphillips@pagosasprings.co.gov), referencing this Request for Proposal. Written requests for information must be submitted by September 22, 2021 by 5 pm. Any requests for information received after the above stated deadline will not be considered. All requests received prior to the above deadline will be responded to in writing by the Town in the form of an addendum addressed to all prospective respondents.

The Town seeks to enter into a long-term development partnership with a qualified firm to encourage workforce housing development by offering up to 64 units at three scattered sites that serve residents employed in the local workforce area (e.g. employed within Archuleta County and Wolf Creek Ski Area) at the area median income (AMI) level of 60% to 150%. The Town is interested in proposals that the developer finds best meets the needs of the local workforce while providing quality units that are largely for rent. The Town may entertain a mix of for rent and for sale units, as well as a mix of units serving various income levels within the 60% to 150% AMI ranges. Market rate units may be included into the unit mix, so long as they do not constitute more than 33%.



## 2. SITE LOCATIONS

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The Town has purchased two properties for the purpose of encouraging workforce housing development and has a third that is current a public open space/park that is ready for development. The properties are all located within the Town limits and are roughly one to two blocks apart from one another. All three lots are vacant and are located near amenities such as the high school, the San Juan River, recreational opportunities such as the Riverwalk Trail, Yamaguchi Park, and Reservoir Hill. Further details about the properties are included in the Attachments. Proposers may propose to develop one, two or all three sites. **It should be noted that the Town continues to seek additional development sites, and the awarded bidder may be able to develop additional sites within the community as negotiated.**

Site One: **574 S. 5<sup>th</sup> St.**

Site Two: **558 Hot Springs Blvd.**

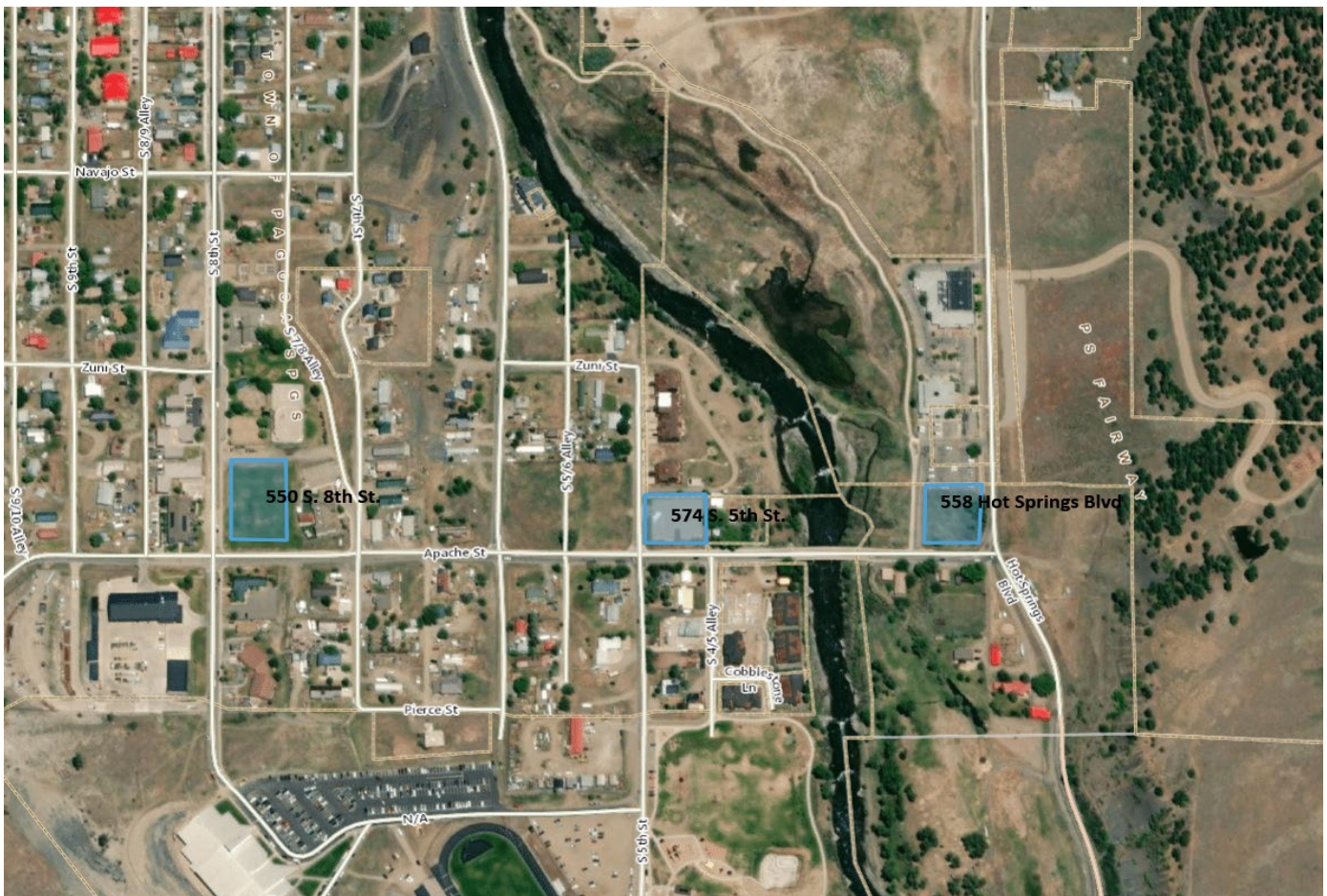
Site Three: **550 S. 8<sup>th</sup> St.**





All three sites are close to one another and in close proximity to key amenities:

*Riverwalk, San Juan River, major employers, downtown and historic district, Ross Aragon Community Center, Reservoir Hill, Yamaguchi Park, new market rate housing, and Pagosa Springs High school*





### 3. BACKGROUND

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The Town and local partners have analyzed the need for workforce level housing in the community. In 2017, Economic and Planning Systems, Inc. studied the issue. A copy of the Housing Needs Study (Dec. 2017) can be found on <https://pagosasprings.civicweb.net/filepro/documents/63014>. In 2019, the Town engaged Pagosa Housing Partners, Inc. to further study the community's housing needs and to develop a strategic plan. The ***Roadmap to Affordable Housing*** indicates that for sale and long-term rentals are a need. A copy of this report can be found in the same directory as above. Pagosa Housing Partners has conducted an updated housing survey in summer of 2021, and the need continues to grow. While there have been new units added for individuals and families in the 30-60% AMI range in recent months, there have not been very many new units added in the 60% to 150% AMI range. A local hotel is in the process of being converted into apartments. However, the town believes that the need for more new, purpose built units, continues to grow.

Local employers have indicated that workforce housing is a critical need in our community and demand for employee housing is at an all-time high:

- Town and County Government
- Archuleta School District
- Pagosa Springs Medical Center
- Growing Spaces, Inc.
- Wolf Creek Ski Area
- Restaurants, lodging establishments and tourism-based businesses

Creating housing opportunities for affordable and workforce housing is a joint priority of both the Town and Archuleta County. Support for this initiative is also echoed by the Pagosa Springs Community Development Corporation, the Chamber of Commerce, and area employers.



## 4. SCOPE OF WORK

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The Town intends to negotiate a right of development agreement with the awarded bidder. This will lock in the partnership for up to five years. Additional years may be negotiated upon mutual agreement of the parties. The developer may propose a mix of rental and for sale units as well as a mix of rent or sale ranges. The awarded bidder may propose to develop one, two or all three sites offered herein, as well as negotiate a development partnership to develop additional sites as they become available in the community. The developer will have until December 31, 2022 to begin site development on one of the sites, and until December 31, 2024 to complete construction of a minimum of 12 units and receive a certificate of occupancy. The Town seeks to achieve the following goals with the project:

- **Opportunity:** Develop 12-64 units on the selected sites to serve the local workforce in the 60-150% AMI ranges. Site One (574 S. 5<sup>th</sup> Street) can support 12-16 units and Site Two (558 Hot Springs Blvd.) can support 16-24 units. Site Three (550 S. 8<sup>th</sup> Street) can support 16-24 units. Additional units may be added on additional sites, as negotiated with the Town and its partners.
- **Partnership:** Achieve a quality multi-family development on one or more sites in a visible part of Town that serve as an example of the best of public and private sector working together for positive community outcomes. The development(s) should fit into the character of the community and take into consideration the scale of neighboring properties and uses.
- **Encouragement:** Through the project, the Town hopes to see additional investment in housing opportunities in the Pagosa Springs/Archuleta County area.

### **The Scope of Work for the proposer shall include:**

- Initial discovery meeting with Town Staff and other stakeholders to answer questions and establish a project schedule;
- Acquire financing for the project and/or assist the Town in acquiring financing;
- Create necessary site plans, as well as civil, structural and architectural drawings;
- Work with Town staff to achieve necessary development approvals, with Town staff assisting;
- Construction (including construction management) of the project;
- Market the project and develop a wait list of for sale and/or for rent units (Town staff and consultants may assist); and



## Workforce Housing Development Services

*Pagosa Springs, Colorado*



- Sale or lease-up (and management if proposed) of all units; and
- Proposal for direct or contracted management of the units (see Section 7).



## 5. TOWN OF PAGOSA SPRINGS OFFERINGS

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The Town is committed to being a partner in the successful completion of this workforce housing development. The selected developer and the Town will negotiate specific costs and assistance for the projects. The following summarizes the assistance the Town will provide:

- **Provision of Town Owned Property for Development:** The Town will provide the parcels indicated for a 99-year no cost land lease. The Town may be open to a no cost sale of the property. These properties were purchased within the last year at a cost of \$238,000 and \$182,500, respectively, including real estate transaction costs and property taxes. Market rates of in-town parcels continue to increase. **Estimated Value: \$420,500**
- **Partial Conceptual Plans and Architectural Plans:** The local architectural firm of Reynolds Ash and Associates has drawn up conceptual plans for 574 S. 5<sup>th</sup> St., elevations/renderings and possible floor plans for the project. The existing foundation at 574 S. 5<sup>th</sup> St. has been determined to be in good and usable condition. The proposer may use these plans at no charge or may develop their own. **Estimated Value: \$20,000**
- **Utilities:** Water and sewer utilities are located proximate to both sites. The Town will pay 100% of the cost of tap fees (Capital Investment Fees) for sewer and water connections to the Pagosa Springs Sanitation General Improvement District and the Pagosa Area Water and Sewer District. **Estimated Value: \$200,000 estimated TBD**
- **Public Infrastructure:** The properties are located next to two paved streets and some sidewalk is already constructed on the south side of the property. The Town will consider participating as necessary in the construction or reconstruction of sidewalks bordering the property as well as street improvements as needed, as may be necessary up to an estimated value of \$100,000. **Estimated Value: \$100,000 TBD**
- **Assistance with Approvals and Permitting Process:** The Town will be a vested partner in taking the project through land use and development approval processes with the Town's Planning Commission, Town Council, and Design Review Board.
- **Waiver of All Planning Review Fees, Building Permit Fees, and Right of Way Permit Fees:** The Town Council will waive all Town fees associated with all development review fees, building permit fees, and other associated Town fees of the project. **Estimated Value: \$60,000**
- **Assistance with Sales and Marketing:** Town staff and its contracted Communications firm will assist the developer in marketing the development to prospective buyers and renters. Town staff and consultants can assist with developing a wait list if needed. **Estimated Value: \$10,000**

**TOTAL POTENTIAL INVESTMENT FROM TOWN: \$810,500 Estimated\***

*It should be noted that the Town, as development partner, will cooperate with the selected developer to facilitate additional assistance from community partners, such as, but not limited to, property tax relief.*

## 6. PROPOSAL REQUIREMENTS

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Selection of the successful firm with whom negotiations shall commence will be made through an evaluation process based on the following criteria:

**Development Program (30%)**

**Past Similar Project Experience and Client References (30%)**

**Project Fee Structure, Schedule, and Cost Estimate (Value for Budget) (20%)**

**Project Team (20%)**



## 7. PROPOSALS

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Proposals submitted shall contain all information as requested herein, and any additional information as necessary to summarize the overall benefit of the proposal to the Town. One (1) electronic copy of the proposal shall be provided by the proposing firm. **The proposal is due no later than 5:00 pm on Friday, October 1, 2021 in electronic format to [aphillips@pagosasprings.co.gov](mailto:aphillips@pagosasprings.co.gov).**

The proposal shall be organized using the following format:

- A. Letter of Intent** – Please submit a brief letter of intent to include a description of the services you will provide, your qualifications and all other relevant information. Include the name(s), addresses and telephone numbers of the people who will serve as project manager for the project and as principal contact with the Town. Any confidential material contained in the proposal shall be clearly indicated and marked as “confidential.”
  
- B. Development Program** – Description of the approach your firm will take to achieve the Town’s goals for the project. Please provide no more than two (2) alternative concepts of a workforce housing neighborhood development on the sites meeting the following parameters:
  - 1. The Development Program should propose units targeted to a varying range of income levels between 60% to 150% of the area median income. No more than two of units shall be in the 120% to 150% AMI and at least four units must be in the 60% to 80% AMI range. The proposer may submit a mix of income levels within the aforementioned range.
  - 2. The Town will consider combinations of deed-restricted and market-rate units. However, priority consideration will be given to those proposals that maximize the property/properties as a workforce housing neighborhood.
  - 3. Should the Developer propose it, the Town may consider a mix of for-sale units and rentals. However, the Town prefers that at least half of the units serve as long-term rentals.
  - 4. The preferred Development Program should consist of primarily one and two bedroom units, but the Town may consider studio and three bedroom units.

5. Storage units and on-site parking are required per the town land use and development code. Off-site parking along S. 5<sup>th</sup> Street and/or Apache Street may be considered to address part of the parking requirement for 574 S. 5<sup>th</sup> St. Shared parking with the Town Hall parking lot and Hot Springs Blvd may be considered to address the parking requirement for 558 Hot Springs Blvd. Shared parking may be available at 550 S. 8<sup>th</sup> St.

The Development Program should include unit counts, types, approximate size(s), and AML target prices. The Town will provide land, utilities, and fee waiver subsidies per Section 5: Town of Pagosa Springs Offerings. ***If additional subsidies or assistance is requested as part of the proposal, the specific types of subsidies, as well as the cost per bedroom, should be included in the Project Fee Structure.***

Conceptual Site Plans- Conceptual plans for 574 S. 5<sup>th</sup> St. have been prepared by local architecture firm Reynolds, Ash and Associates. These have been shared with the Town Council and received positive feedback. The proposer may elect to use these plans or may propose its own. The Development Program should include a Conceptual Site Plan that shows consideration for view corridors, solar alignment, community amenities (if proposed), pedestrian connectivity, and parking. There are no conceptual site plans for 558 Hot Springs Blvd.

Architectural Theme and Floor Plans- The aforementioned architectural firm has prepared conceptual renderings and proposed floor plans for 574 S. 5<sup>th</sup> St. **The proposer may elect to use these plans or may propose its own.** To date there are no conceptual plans for 558 Hot Springs Blvd. The proposer shall provide conceptual elevations and/or renderings that exhibit the overall architectural style of the proposed development. The proposal should also include typical floorplans for the proposed units. The Town would prefer a two or perhaps three-story stick-built complex that maximizes the footprint of the sites. However, the Town may consider modular or other building types. The design should consider the context of surrounding developments in the neighborhood. Units must have sufficient storage for personal property such as skis and bicycles.

### C. Project Fee Structure and Cost Estimate

Please provide a business plan and a development schedule that demonstrates your ability to provide a timely completion at an affordable price.



**Development Schedule-** Provide a schedule for the development of the project from design to final sale or rental of the units. Describe any phasing of the project as well as proposed sales or lease-up schedules. The Town would like to see site development begin on one of the sites no later than December 31, 2022 and full completion of a minimum of 12 units with Certificate of Occupancy issued by December 31, 2024. The Town can help facilitate a wait list for units prior to completion if desired by the Developer.

**Pro Forma/Business Plan-** Provide a proforma or business plan for the project that includes the following:

1. Financing tools proposed for the development including equity, bank debt, grants, tax subsidies, and government assistance. Please also describe any subsidies, incentives, waivers, or assistance that may be requested from the Town. If the project will require a mix of market rate units and restricted units, please detail the proposed division as well as proposed rates for rentals and for-sale prices.
2. Land management tools such as ground lease or other alternative ownership proposals that may be needed for the project.
3. Anticipated operating costs for any necessary HOAs or rental management.

#### **D. Past Project Experience and References**

Provide information per the following:

**Similar development experience:** Include project name, date, owner, and location of project. Include information on any projects that include Colorado communities or Four Corners communities. Prior experience in the development of housing units is highly desired.

**References:** List references (at least three) identifying each client a contact person, the client's e-mail and telephone contact information, and any other necessary information for similar projects completed by the contractor.

#### **E. Project Team and Qualifications**

Include information about the firm and the Project Team that demonstrates its capacity and expertise for the project. Include information regarding any sub-contractors.

**F. Management Plan and Partners**

Provide a description of how the Proposer plans to manage the property directly or through a partner firm or agency. Provide partner contact information, firm references, and description of experience in management of similar properties. If the proposer seeks to build the units but does not wish to manage them, the proposal shall clearly indicate this. If required, describe the desired role of town and town staff in the project.

**G. Other Information**

Provide any other information deemed necessary to support the proposal.

**H. Questions**

All questions related to this RFP shall be submitting in writing to Andrea Phillips, Town Manager at [aphillips@pagosasprings.co.gov](mailto:aphillips@pagosasprings.co.gov) no later than 5:00 pm on September 22, 2021.

**I. Site Visit/Exploration**

Proposers may visit the sites at any time. A locked chain link fence currently surrounds the property at 574 S. 5<sup>th</sup> St. and access can be provided by the Town by contacting Andrea Phillips, Town Manager at [aphillips@pagosasprings.co.gov](mailto:aphillips@pagosasprings.co.gov) at least 24 hours in advance. Should the proposer wish to conduct any foundation or soil testing, or other testing on either site, this work shall be completed at the sole expense of the proposer. If the Town conducts further testing on the foundation at 574 S. 5<sup>th</sup> St., the results will be made available to proposers.

## **8. FIRM GENERAL REQUIREMENTS**

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The successful firm shall:

- Enter into a contract with the Town of Pagosa Springs.
- Maintain insurance coverage for the duration of the contract period as outlined in the contract.
- Operate as an independent contractor and will not be considered employee(s) of the Town of Pagosa Springs.

## 9. REVIEW AND SELECTION

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The Town’s Evaluation Committee will assess each proposal as it addresses the preferences, concerns and issues described herein. The Evaluation Committee will be giving strong consideration to proposals that provide quality units, achievable price points, favorable budget, financing requirements, and proven successful completion of similar projects.

Since the Town will be partnering in the project, the Town expects full disclosure of all costs and budgets. Please mark as “confidential” any information that you do not want to be disclosed to the general public.

### **Preliminary Project Schedule:**

<b>Issue RFP:</b>	September 1, 2021
<b>Deadline for Questions:</b>	September 22, 2021 by 5:00 pm
<b>Answers Issued:</b>	September 24, 2021
<b>Proposals Due:</b>	<b>October 1, 2021 by 5:00 pm</b>
<b>Interviews:</b>	October 11-15, 2021 estimated
<b>Contract to Award:</b>	October 29, 2021 estimated
<b>Notice to Proceed:</b>	November 5, 2021 estimated

The Town of Pagosa Springs reserves the right to select the proposal that in its view constitutes the best overall value for the Town. At its discretion, the Town also reserves the right to not select any proposal. Firms participating in the contractor selection process will be responsible for all costs incurred in responding to this RFP. All proposals submitted in this response to this RFP shall be considered public information.



## ATTACHMENTS

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- A. Property Information for 574 S. 5<sup>th</sup> St.
- B. Property Information for 558 Hot Springs Blvd.
- C. Property Information for 550 S. 8<sup>th</sup> St.
- D. AMI Table for Archuleta County/2021
- E. Renderings and Floor Plans by Reynolds Ash and Associates

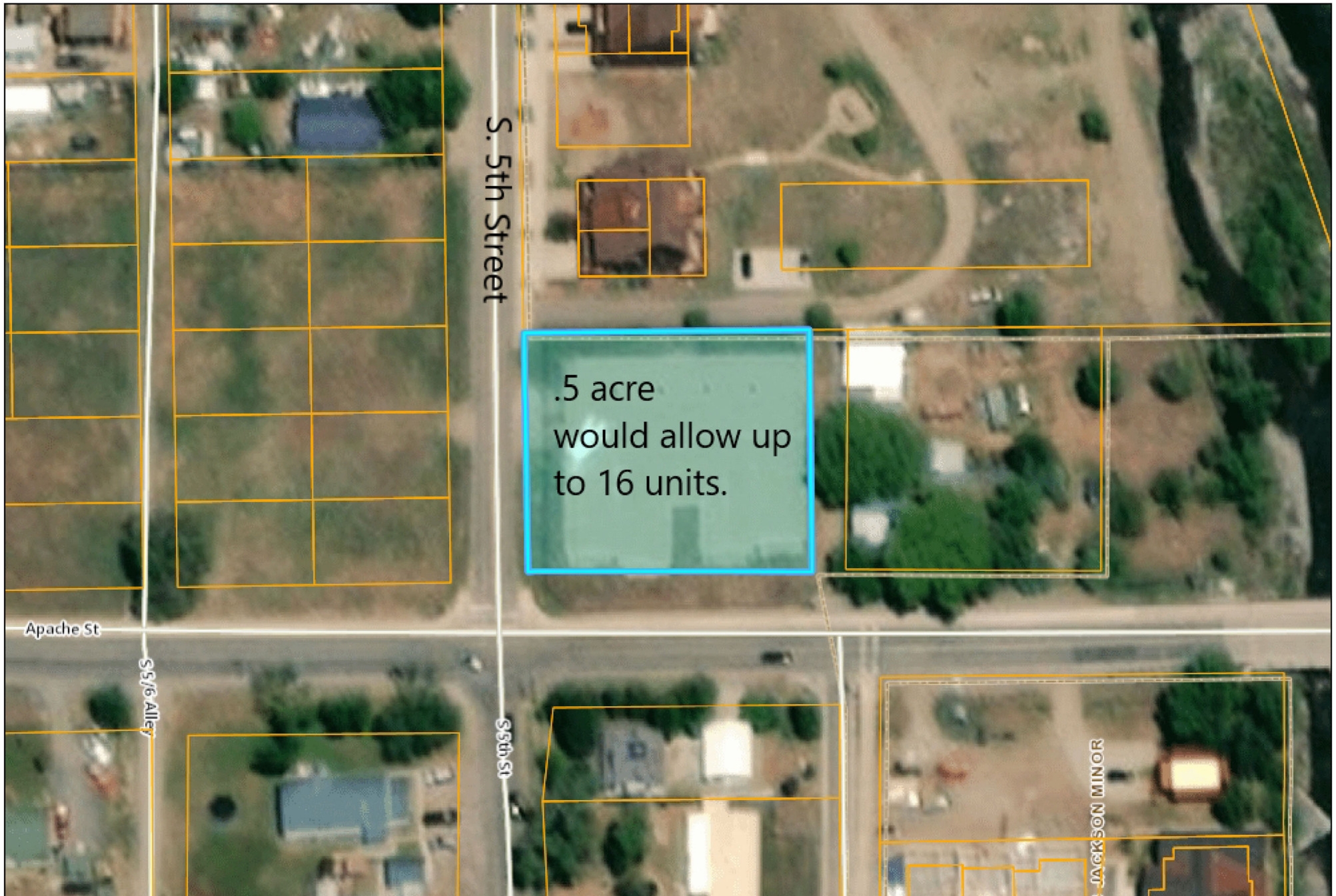
**Attachment A: Property Information for 574 S. 5<sup>th</sup> St.**

Site One is approximately a half-acre in size. It is adjacent to new market rate housing, the San Juan River, paved streets, sidewalks and utilities. The Town estimates that 12-16 units could be built on the site. A foundation has been installed by a prior developer and has been determined to be in good condition should the proposer wish to utilize it. A local architect prepared conceptual and site plans for a prior higher-end condominium development. The proposer may desire to utilize some or all of these plans, with adjustments as needed, or may utilize a new design of their choosing.



*Rendering for 574 S. 5<sup>th</sup> Street Prepared by Reynolds Ash and Associates*

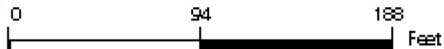




.5 acre  
would allow up  
to 16 units.

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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**Attachment B: Property Information for 558 Hot Springs Blvd.**

Site Two is approximately 0.75 to one acre in size, depending on how much of the southern part of the existing town hall parking lot is utilized for the project. The land is vacant and is proximate to paved streets, utilities, and opportunities for shared parking with the adjacent Town Hall parking lot. The Town estimates that the site could support 16-24 units. No conceptual or site plans have been developed for the site.





**Town Hall Lot**  
**.75 usable acres**

**Apache Street**

**Hot Springs Blvd**

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Web Print: 07/27/2021

0 94 188  
Feet

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on the map may or may not be accurate, current, or otherwise reliable.

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**Attachment C: Property Information for 550 S. 8<sup>th</sup> St.**

Site Three is approximately one acre in size, depending on how much of the southern part of the existing South Park parking lot/access road is utilized for the project. The land is very flat, vacant and is proximate to paved streets, utilities, and opportunities for shared parking with the adjacent South Park parking lot. The Town estimates that the site could support 12-24 units. No conceptual or site plans have been developed for the site.

**Details:**

Parcel 569924214004

Zoning: Open Space and Parks (will be rezoned)

Acres: 2.07--Note that one acre is available and existing park area to the north will remain

Account: R011848

Legal/Subdivision

Subdivision: TOWN OF PAGOSA SPGS Block: 59 Lot: 1-4 & 11-18 PS

Owner

TOWN OF PAGOSA SPRINGS

Owner Address

PO BOX 1859 PAGOSA SPRINGS, CO 81147-1859

Physical Address

550 S 8TH ST

**Attachment C. 550 S. 8th St.**





**Attachment D: Area Median Income Tables (2020), Colorado Housing and Finance Authority**





#### denver

1981 Blake Street  
Denver, CO 80202

303.297.chfa (2432)  
800.877.chfa (2432)

PO Box 60  
Denver, CO 80201

800.659.2656 tdd  
www.chfainfo.com

#### western slope

348 Main Street  
Grand Junction, CO 81501

970.241.2341  
800.877.8450

## memorandum

to: Multifamily Housing Owners and Managers  
from: Chris J. Linton, Manager, Multifamily Program Compliance  
date: April 9, 2020  
subject: 2020 Colorado Income Limits and Maximum Rents for Developments with LIHTC and CHFA Loans

Attached are the 2020 Colorado income limit and maximum rent tables. The tables are also located online at: [www.chfainfo.com/arh/asset/Documents/2020\\_income\\_limits.pdf](http://www.chfainfo.com/arh/asset/Documents/2020_income_limits.pdf).

On 03.31.2020, HUD released the FY2020 Multifamily Tax Subsidy Program income limits, effective 04.01.2020. IRS Revenue Ruling 94-57 allows taxpayers (i.e., LIHTC project owners) to rely on the previous year's income limits until 45 days after HUD has released new income limits, or until the effective date, whichever is later. Therefore, the 2020 income and rent limits must be implemented no later than May 15, 2020. The same timeframe applies to multifamily developments financed with CHFA loans.

Exceptions: The IRS allows two types of protection from rent decreases: HERA special limits and the hold harmless rule. While only some LIHTC projects may use HERA Special limits, all LIHTC projects are "held harmless" from decreases in limits. To identify the correct limits for your project, you must know its placed in service (PIS) date.

- In 2020, HERA Special limits are in place in 21 Colorado counties. To apply HERA Special limits, a LIHTC project must have PIS as of 12.31.2008. HERA limits do not apply to properties that were not financed with LIHTC (e.g., properties with only CHFA loans).
- Remember, once your LIHTC project is placed in service, it is not subject to any decrease in limits. To be "held harmless," a LIHTC project must have PIS prior to the implementation date of the new limits. This year, LIHTC projects whose counties experienced a decrease in limits and PIS before 05.15.2020, may continue to apply the same limits they used in 2019. As of 2020, CHFA extends this hold harmless protection to all multifamily developments financed with loans through CHFA, regardless of whether they were also financed with LIHTC.
- New projects that place in service on or after 05.15.2020, must use the 2020 income limits.

Utility Allowance Reminder: As a reminder, updated utility allowances must be implemented no sooner and no later than the first day immediately following the 90-day period that begins with the new utility allowance schedule's effective date. To remain compliant when allowances increase and tenant rent must be decreased not to exceed the maximum rent, ensure that rents are lowered immediately following the 90-day period. Do not wait until a household is due for annual recertification to lower rents. For detailed guidance and exceptions, see CHFA's Utility Allowance Memo at [www.chfainfo.com/arh/asset/mfl\\_lihtc\\_resources/utility\\_allowance.pdf](http://www.chfainfo.com/arh/asset/mfl_lihtc_resources/utility_allowance.pdf).

Rent Increases: Any rent increases associated with higher maximum rents or utility allowance decreases may be implemented at lease renewal only. CHFA does not permit mid-lease term rent increases unless required by the Section 8, USDA Rural Development, or similar rental assistance programs.

If you have any questions, please contact your Program Compliance Officer.



2020 Income Limit and Maximum Rent Limit Tables  
for All Colorado Counties  
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 01, 2020

- The IRS allows LIHTC projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All LIHTC and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.15.2020.
- This year, LIHTC and CHFA Loan projects whose counties experienced a decrease in limits and that place in service before 05.15.2020 may continue to apply the same limits used in 2019.

COUNTY	HERA	AMI	2020 MAXIMUM RENTS								2020 INCOME LIMITS							
			0 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON			
Adams		120%	2,100	2,250	2,700	3,120	3,480	84,000	96,000	108,000	120,000	129,600	139,200	148,800	158,400			
Adams		100%	1,750	1,875	2,250	2,600	2,900	70,000	80,000	90,000	100,000	108,000	116,000	124,000	132,000			
Adams		80%	1,400	1,500	1,800	2,080	2,320	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600			
Adams		70%	1,225	1,312	1,575	1,820	2,030	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400			
Adams		60%	1,050	1,125	1,350	1,560	1,740	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200			
Adams		55%	962	1,031	1,237	1,430	1,485	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600			
Adams		50%	875	937	1,125	1,300	1,450	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000			
Adams		45%	787	843	1,012	1,170	1,305	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400			
Adams		40%	700	750	900	1,040	1,160	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800			
Adams		30%	525	562	675	780	870	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600			
Adams		20%	350	375	450	520	580	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400			
Alamosa		120%	1,491	1,597	1,917	2,215	2,472	59,640	68,160	76,680	85,200	92,040	98,880	105,720	112,560			
Alamosa		100%	1,242	1,331	1,597	1,846	2,060	49,700	56,800	63,900	71,000	76,700	82,400	88,100	93,800			
Alamosa		80%	994	1,065	1,278	1,477	1,648	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040			
Alamosa		70%	869	931	1,118	1,292	1,442	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660			
Alamosa		60%	745	798	958	1,107	1,236	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280			
Alamosa		55%	683	732	878	1,015	1,133	27,335	31,240	35,145	39,050	42,185	45,320	48,455	51,590			
Alamosa		50%	621	665	798	923	1,030	24,850	28,400	31,950	35,500	38,350	41,200	44,050	46,900			
Alamosa		45%	559	599	718	830	927	22,365	25,560	28,755	31,950	34,515	37,080	39,645	42,210			
Alamosa		40%	497	532	639	738	824	19,880	22,720	25,560	28,400	30,680	32,960	35,240	37,520			
Alamosa		30%	372	399	479	553	618	14,910	17,040	19,170	21,300	23,010	24,720	26,430	28,140			
Alamosa		20%	248	266	319	369	412	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760			
Arapahoe		120%	2,100	2,250	2,700	3,120	3,480	84,000	96,000	108,000	120,000	129,600	139,200	148,800	158,400			
Arapahoe		100%	1,750	1,875	2,250	2,600	2,900	70,000	80,000	90,000	100,000	108,000	116,000	124,000	132,000			
Arapahoe		80%	1,400	1,500	1,800	2,080	2,320	56,000	64,000	72,000	80,000	86,400	92,800	99,200	105,600			
Arapahoe		70%	1,225	1,312	1,575	1,820	2,030	49,000	56,000	63,000	70,000	75,600	81,200	86,800	92,400			
Arapahoe		60%	1,050	1,125	1,350	1,560	1,740	42,000	48,000	54,000	60,000	64,800	69,600	74,400	79,200			
Arapahoe		55%	962	1,031	1,237	1,430	1,485	38,500	44,000	49,500	55,000	59,400	63,800	68,200	72,600			
Arapahoe		50%	875	937	1,125	1,300	1,450	35,000	40,000	45,000	50,000	54,000	58,000	62,000	66,000			
Arapahoe		45%	787	843	1,012	1,170	1,305	31,500	36,000	40,500	45,000	48,600	52,200	55,800	59,400			
Arapahoe		40%	700	750	900	1,040	1,160	28,000	32,000	36,000	40,000	43,200	46,400	49,600	52,800			
Arapahoe		30%	525	562	675	780	870	21,000	24,000	27,000	30,000	32,400	34,800	37,200	39,600			
Arapahoe		20%	350	375	450	520	580	14,000	16,000	18,000	20,000	21,600	23,200	24,800	26,400			



2020 Income Limit and Maximum Rent Limit Tables  
for All Colorado Counties  
20% to 120% of Area Median Income (AMI)

HUD Effective Date: April 01, 2020

- The IRS allows LIHTC projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All LIHTC and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.15.2020.
- This year, LIHTC and CHFA Loan projects whose counties experienced a decrease in limits and that place in service before 05.15.2020 may continue to apply the same limits used in 2019.

COUNTY	HERA	AMI	2020 MAXIMUM RENTS				2020 INCOME LIMITS								
			0 BDRM	1 BDRM	2 BDRM	3 BDRM	4 BDRM	1 PERSON	2 PERSON	3 PERSON	4 PERSON	5 PERSON	6 PERSON	7 PERSON	8 PERSON
Archuleta	Y	60%	781	837	1,005	1,161	1,296	31,260	35,760	40,200	44,640	48,240	51,840	55,380	58,980
Archuleta	Y	55%	716	767	921	1,064	1,188	28,655	32,780	36,850	40,920	44,220	47,520	50,765	54,065
Archuleta	Y	50%	651	698	837	967	1,080	26,050	29,800	33,500	37,200	40,200	43,200	46,150	49,150
Archuleta	Y	45%	586	628	753	870	972	23,445	26,820	30,150	33,480	36,180	38,880	41,535	44,235
Archuleta	Y	40%	521	558	670	774	864	20,840	23,840	26,800	29,760	32,160	34,560	36,920	39,320
Archuleta	Y	30%	390	418	502	580	648	15,630	17,880	20,100	22,320	24,120	25,920	27,690	29,490
Archuleta		120%	1,491	1,597	1,917	2,215	2,472	59,640	68,160	76,680	85,200	92,040	98,880	105,720	112,560
Archuleta		100%	1,242	1,331	1,597	1,846	2,060	49,700	56,800	63,900	71,000	76,700	82,400	88,100	93,800
Archuleta		80%	994	1,065	1,278	1,477	1,648	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
Archuleta		70%	869	931	1,118	1,292	1,442	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
Archuleta		60%	745	798	958	1,107	1,236	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
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Archuleta		20%	248	266	319	369	412	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760
Baca		120%	1,491	1,597	1,917	2,215	2,472	59,640	68,160	76,680	85,200	92,040	98,880	105,720	112,560
Baca		100%	1,242	1,331	1,597	1,846	2,060	49,700	56,800	63,900	71,000	76,700	82,400	88,100	93,800
Baca		80%	994	1,065	1,278	1,477	1,648	39,760	45,440	51,120	56,800	61,360	65,920	70,480	75,040
Baca		70%	869	994	1,118	1,242	1,342	34,790	39,760	44,730	49,700	53,690	57,680	61,670	65,660
Baca		60%	745	798	958	1,107	1,236	29,820	34,080	38,340	42,600	46,020	49,440	52,860	56,280
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Baca		20%	248	266	319	369	412	9,940	11,360	12,780	14,200	15,340	16,480	17,620	18,760

**Attachment E: Additional information on 574 S. 5th St. (renderings, site plans,  
and foundation testing information)**







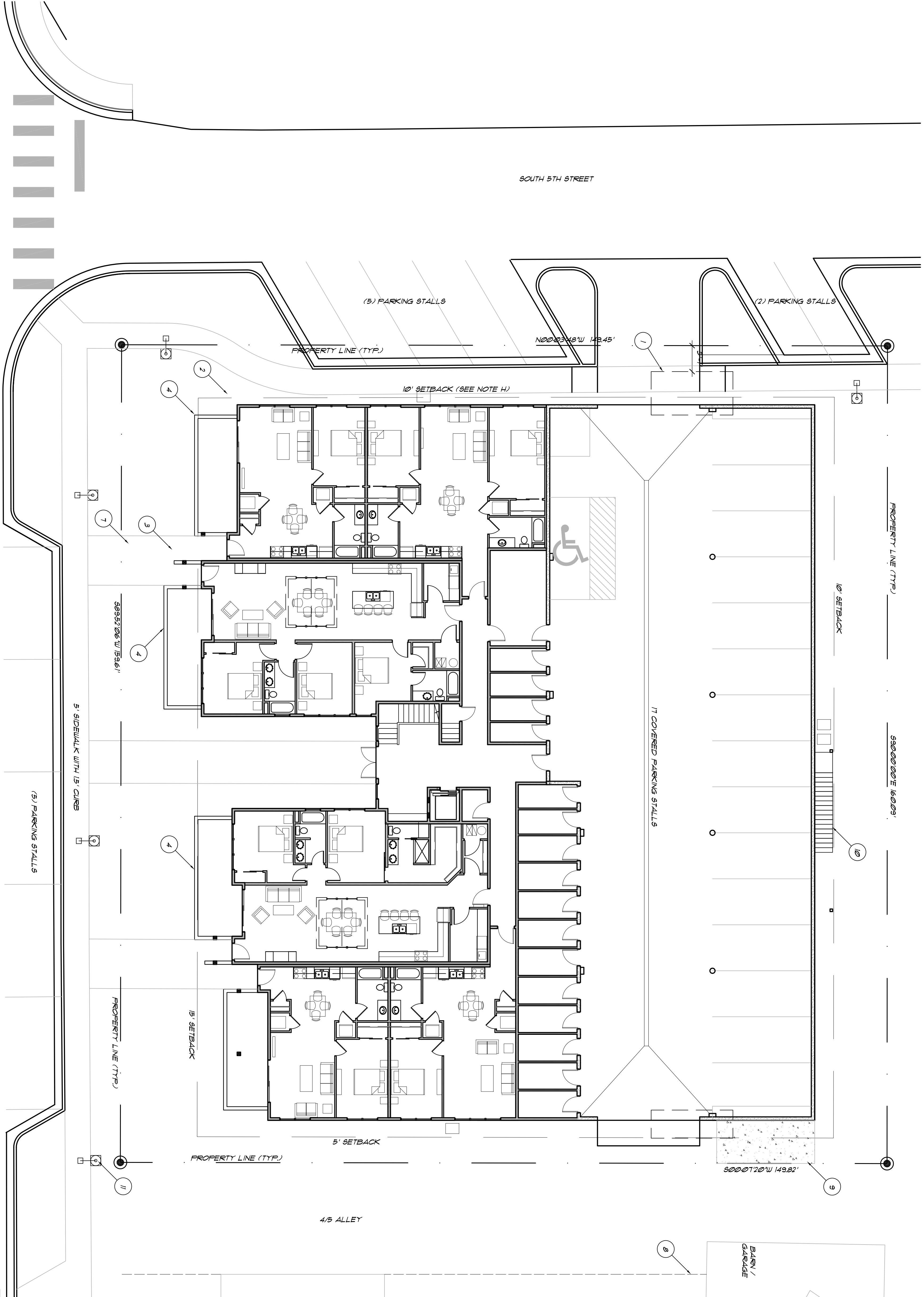
SITE ZONING:	R-22
SITE AREA:	5.1 ACRES
MINIMUM REQUIRED SETBACKS:	
SOUTH (FRONT) YARD:	15 FEET
EAST (SIDE) YARD:	5 FEET
WEST (CORNER) YARD:	10 FEET
NORTH (REAR) YARD:	10 FEET
OCCUPANCY GROUP:	R-2
CONSTRUCTION TYPE:	1-B
TOTAL FINISHED SQUARE FOOTAGE:	15372 SF.
MAIN LEVEL LIVING:	1555 SF.
UPPER LEVEL LIVING:	9448 SF.
MAIN LEVEL COVERED PARKING & STORAGE:	1820 SF.


**SITE PLAN GENERAL NOTES:**

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- B. CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO AREA DESIGNATED BY OWNER ACCESS FOR MATERIAL DELIVERIES ETC. SHALL BE COORDINATED W/ OWNER.
- C. PROTECT EXISTING SITE IMPROVEMENTS FROM DAMAGE. REPAIR ANY DAMAGE SHOULD IT OCCUR.
- D. PROVIDE TEMPORARY EROSION CONTROL PER STORM WATER MANAGEMENT PLAN PROVIDED BY DAVIDS ENGINEERING.
- E. CONTRACTOR SHALL FINISH GRADE SITE READY FOR SEEDING/LANDSCAPING. SEEDING AND LANDSCAPING TO BE COMPLETED PER SHEET L-101 BY LANDSCAPER.
- F. SEE SOILS REPORT BY TRUINER GEOTECH FOR EXCAVATION STRUCTURAL FILL AND BACKFILL REQUIREMENTS.
- G. CONTRACTOR TO COORDINATE UTILITY CONNECTIONS WITH OWNER AND UTILITY COMPANIES.
- H. PER TABLE 5.1.1 OF THE TOWN OF PAGOSA SPRINGS LUDC CORNER LOTS SHALL HAVE MINIMUM 10-FOOT SIDE SETBACK ON THE STREET SIDE.

**SITE PLAN KEY NOTES:**

1. UNROOFED BALCONY ABV. (PROJECTION INTO SETBACK ALLOWED PER SECTION 5.2.3.2 UNROOFED LANDINGS, DECKS STAIRS AND BALCONIES) UNROOFED BALCONIES MAY PROJECT INTO A REQUIRED SIDE OR REAR YARD PROVIDED THESE PROJECTIONS ARE AT LEAST FIVE FEET FROM THE PROPERTY LINE.
2. EAVE LINE ABV. (PROJECTION INTO SETBACK ALLOWED PER SECTION 5.2.3.3 INCIDENTAL ARCHITECTURAL FEATURES) CORNICES EAVES CANOPIES SUNSHADES GUTTERS CHIMNEYS FLUES BELT COURSES HEADERS SILLUS FILASTERS LINTELS ORNAMENTAL FEATURES AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY PROJECT NOT MORE THAN SIX FEET INTO THE SETBACK PROVIDED THE PROJECTIONS ARE AT LEAST 15 FEET FROM THE LOT LINE.
3. ENTRY (PROJECTION INTO SETBACK ALLOWED PER SECTION 5.2.3.4 ROOFS OVER PORCHES AND OTHER EXTERIOR APPROACHES) ROOFS OVER PORCHES STAIRWAYS LANDINGS TERRACES OR OTHER APPROACH UP TO FIVE FEET INTO A FRONT SETBACK. THE COVERED PORCH OR ENTRANCE AREA ENCROACHING INTO THE SETBACK SHALL REMAIN EXTERIOR TO THE BUILDING AND ENCLOSED BY NO MORE THAN A RAILING.
4. UNROOFED PATIO (PROJECTION INTO SETBACK ALLOWED PER SECTION 5.2.3.2 UNROOFED LANDINGS DECKS STAIRS AND BALCONIES) UNROOFED LANDINGS DECKS AND STAIRS THAT PROJECT INTO REQUIRED SETBACKS PROVIDED THAT NO PORTION OTHER THAN A HANDRAIL SHALL EXTEND HIGHER THAN 30 INCHES ABOVE THE FINISHED GRADE LEVEL. ....
5. SIGN (SEE SHEET L-101).
6. NEW 5' WIDE SIDEWALK (SEE CIVIL PLANS).
7. NEW ENTRY WALKWAYS (SEE CIVIL PLANS).
8. EXISTING FENCE TO BE RELOCATED TO PROPERTY LINE BY DEVELOPER.
9. TRASH ENCLOSURE (SEE SHEET L-101).
10. EXIT STAIRS.
11. SIDEWALK LIGHTS (SEE CIVIL PLANS).





**REYNOLDS ASH + ASSOCIATES**  
ARCHITECTURE  
ENGINEERING

118 MAIN AVE, STE. B  
PAGOSA SPRINGS, CO 81447  
(707) 297-5484  
FAX (707) 297-5202  
282 MAGNIFY STREET, STE. 200  
PAGOSA SPRINGS, CO 81447  
(707) 244-4884  
FAX (707) 244-0999

REYNOLDS ASH + ASSOCIATES, P.C.  
RESERVED. THE COMMON LAW  
IMPLICATIONS OF THE SIGNATURE  
HEREIN ARE NOT TO BE  
CONSIDERED AS AN  
ASSUMPTION OF LIABILITY OR  
WARRANTY. THE USER SHALL  
OBTAIN WRITTEN PERMISSION AND  
THE USE OF THESE PLANS AND SPECIFICATIONS  
FOR ANY OTHER PROJECT WITHOUT THE  
WRITTEN PERMISSION OF REYNOLDS ASH  
+ ASSOCIATES IS PROHIBITED. THE  
REVISIONS OF THIS DOCUMENT SHALL BE  
RECORDED IN THE  
REVISIONS SHEET P.C.

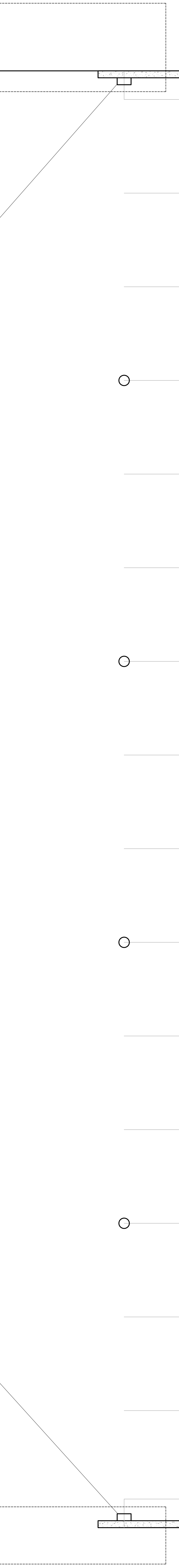
**5TH STREET HOUSING OPPORTUNITY**

574 S. 5TH STREET  
PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 20194  
DATE: 2021-02-01  
DRAWN BY: B.A.A.  
ISSUE RECORD:

REVISIONS:





REYNOLDS ASH + ASSOCIATES, P.C.  
 ARCHITECTURE ENGINEERING  
 107 S. 29th, Suite 100  
 Pagosa Springs, CO 81429  
 P: 970.244.0097  
 F: 970.244.0097  
 REYNOLDS.ASH@RAA.COM

REYNOLDS ASH + ASSOCIATES, P.C.  
 ARCHITECTURE ENGINEERING  
 107 S. 29th, Suite 100  
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**PROGRESS SET  
 NOT FOR CONSTRUCTION**

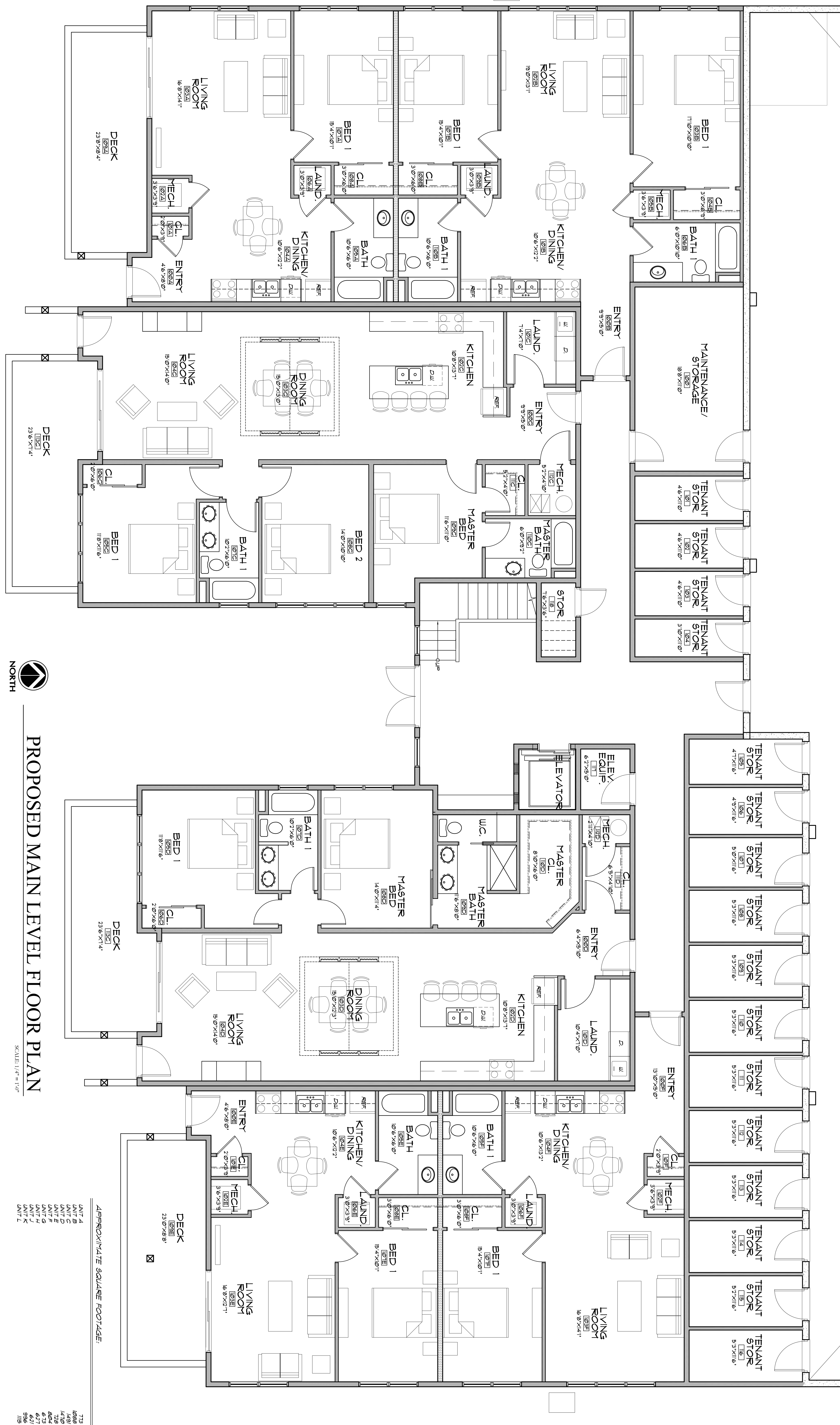
**5TH STREET HOUSING OPPORTUNITY**  
 574 S. 5TH STREET  
 PAGOSA SPRINGS, COLORADO 81147

JOB NO.: 2094  
 DATE: 2021-02-01  
 DRAWN BY: RA+AA

ISSUE RECORD:

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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10		

**A-101**  
 MAIN LEVEL  
 FLOOR PLAN



APPROXIMATE SQUARE FOOTAGE:

UNIT A	713 sq ft
UNIT B	629 sq ft
UNIT C	1,470 sq ft
UNIT D	1,470 sq ft
UNIT E	629 sq ft
UNIT F	629 sq ft
UNIT G	671 sq ft
UNIT H	671 sq ft
UNIT I	996 sq ft
UNIT J	996 sq ft
UNIT K	996 sq ft
UNIT L	996 sq ft



**PROPOSED MAIN LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"



**PROGRESS SET**  
**NOT FOR CONSTRUCTION**

**5TH STREET HOUSING OPPORTUNITY**  
574 S. 5TH STREET  
PAGOSA SPRINGS, COLORADO 81147

JOB NO: 2094  
DATE: 2021-02-01  
DRAWN BY: RA+AA  
ISSUE RECORD:

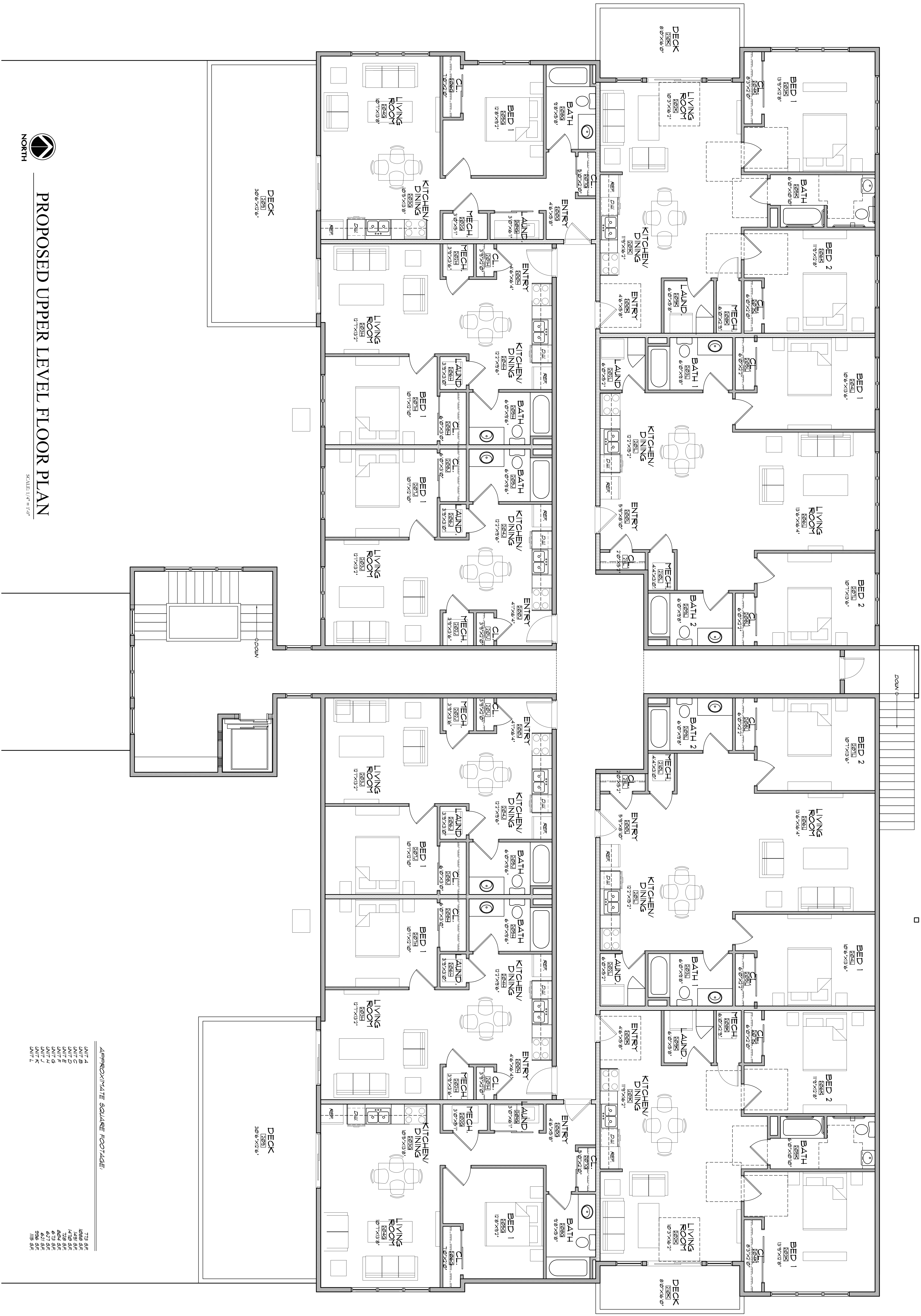
REVISIONS:

APPROXIMATE SQUARE FOOTAGE:  
UNIT A 773 SF  
UNIT B 430 SF  
UNIT C 430 SF  
UNIT D 470 SF  
UNIT E 430 SF  
UNIT F 430 SF  
UNIT G 673 SF  
UNIT H 673 SF  
UNIT I 956 SF  
UNIT J 956 SF  
UNIT K 119 SF



**PROPOSED UPPER LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0"





October 8, 2015

Mr. Bill Swicegood  
Silverton Development  
[bill@infinityhomesaz.com](mailto:bill@infinityhomesaz.com)

PN: 54005MT

Subject: 574 S. 5<sup>th</sup> Street Condo Project  
Geotechnical Engineering Observations  
Pagosa Springs, Colorado

Mr. Swicegood,

This letter presents our comments based on our September 23, 2015, October 2, 2015, and October 7, 2015 meetings and observations of the soils conditions exposed in the foundation excavation at your project. Our geotechnical engineering suggestions and recommendations are presented in our July 16, 2015 report.

### ***September 23, 2015 Observations***

We observed four (4) backhoe excavated test holes near the four corners of the lot in areas where proposed structures will be located. We observed previously placed fill material in the upper one (1) to two (2) feet in the test holes. The fill material observed consisted of shale fragments with clay, with some previous construction debris and concrete. Below the fill, we observed sandy, silty, clay soil materials to depths that ranged from 2 to 5 feet, where we observed native cobble and gravel soils.

Based on our September 23, 2015 observations and as discussed in our July 16, 2015 report, we recommend the foundation excavation be extended down to the native cobble and gravel soils. We understand that due to the building requirement for constructing within the flood plain, the bottom of footing elevations are only one (1) to two (2) feet below the existing ground surface. This will result in an over excavation of up to four (4) to five (5) feet in some areas of the site. We recommend placement of either lean concrete flowable fill and/or compacted clean screened aggregate fill in the footing trenches up to the bottom of the footing elevation, or a combination of the two fill types. We recommend the footing not be supported by more than three (3) feet of clean screened aggregate fill material.

***October 2 and 7, 2015 Observations***

We observed the partial foundation excavation along the eastern portion of the project site. We observed up to five (5) feet of over excavated sandy silt soil material, and the cobble and gravel soil materials where exposed in the bottom of the excavation. Due to the high concentration of utility trenches associated with the past development of the project site, we observed several areas of fill material along the side walls of the foundation excavation.

We observed lean concrete flowable fill which had been placed in the lower one (1) to two (2) feet of the partially completed footing excavation with approximately three (3) feet of clean screened aggregate fill over the top of the flowable fill in the foundation excavation in the eastern and southwestern portions of the site.

We recommend the bottom of the excavation be moisture conditioned and proof compacted prior to placement of the flowable fill and/or clean screened aggregate fill material. The clean screened aggregate should be placed in lifts not exceeding eight (8) inches in thickness and vibratory compacted. Depending on the elevation of where the cobble and gravels soils are encountered during excavation, we recommend the minimum thickness of clean screened structural fill material be six (6) inches.

We are available to provide additional observations and/or materials testing if desired, as your project progresses

Please contact us if you have any questions, or if we may be of additional service.

Respectfully

TRAUTNER GEOTECH



Tom R. Harrison, P.E.

