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**CORTEZ CITY COUNCIL
WORK SESSION/SPECIAL MEETING
TUESDAY, MARCH 28, 2023
6:30 p.m.**

CALL TO ORDER

- A. 6:30 p.m., Judge Beth Padilla will address Council on Municipal Court updates and operations.
- B. 6:45 p.m., Laura Lewis Marchino, Executive Director of Region 9, will give a presentation on the economic outlook for the region.
- C. 7:00 p.m., Drew Sanders, City Manager, will invite Council dialogue and request input regarding proposed state legislation that is opposed by the Colorado Municipal League (CML) that could preempt local authority for land use involving affordable housing.
- D. 7:10 p.m., Council General Discussion
- E. For Your Information
 - a. Openings on City Advisory Boards Information
 - b. Thank you from Montezuma County Health Department
 - c. Minutes for the Board of Commissioners, Montezuma County, Colorado for February 28, 2023.

ADJOURNMENT of Work Session.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. A.

MEMO TO: Honorable Mayor and City Council

FROM: DREW SANDERS, CITY MANAGER

SUBJECT: 6:30 p.m., Judge Beth Padilla will address Council on Municipal Court updates and operations.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. B.

MEMO TO: Honorable Mayor and City Council

FROM: DONNA MURPHY, DEPUTY CITY CLERK

SUBJECT: 6:45 p.m., Laura Lewis Marchino, Executive Director of Region 9, will give a presentation on the economic outlook for the region.

Attachments


Region 9 Powerpoint Presenatation
2022 Montezuma Performance Report
Region 9 Annual Report



Cortez Check-in



Year in Review

- 
- 435 inquiries (EZ, grant, loan, data and general)
 - Regional Industry Convenor role
 - Three new staff positions – Cortez Area Chamber of Commerce Business Resource Center.
 - Completed SW Colorado Broadband Plan Update.
 - Facilitate SouthWEST Opioid Response District (SWORD)
 - Integrated with SWCCOG
 - Behavioral Health transportation
 - Updated Livable Wage and Region 9 Snapshot Reports
 - Expanded services to include broadband, transportation and housing.

Activity Updates for 2023

- SWORD feasibility study
- Transit connectivity
- Data dashboard/reports
- Commercial Real Estate Search tool
- Grant Digest- Grant Navigator
- Updating Community Development Action Plan
- Build middle mile broadband infrastructure
- Regional Housing efforts
- Economic development support

Organization

2022 Montezuma Representatives

- **Jim Candelaria – Montezuma County**
- **Kelly Koskie/Drew Sanders – Cortez**
- **Ken Charles – Dolores**
- **Janice Bryan/Jason Armstrong – Mancos**
- **Dewayne Findley/Cassie Alexander – At large**
- **Shawn Gregory – At large & Loan Committee**
- **Jon Callender – Loan Committee**
- **Bernadette Cuthair– Ute Mountain Ute Tribe**



How can we help you?

- Commercial Property tool
- Data research
- Grant Digest
- Enterprise Zone Tax Credits
- Business microloans
- State incentive programs



STAFF:

Laura Lewis Marchino – Executive Director

Brian Rose – Deputy Director

Jenny Stollar – Business Loan Officer

Terry Blair-Burton – Program Administrator

Shirley Jones – Comptroller

Stephani Burditt – Grant Compliance Specialist

Heather Peterson – Office Manager

Stephani Burditt – Grant Compliance Specialist

Heather Otter – Economic Development Project Manager

Shak Powers – Regional Projects Manager

Tiffany Brodersen – Community Grant Navigator

Elizabeth Marsh – SCAPE Executive Director

Brittany Cupp – SCAPE Program & Community Manager

970-247-9621

www.region9edd.org





2022 Performance Report

Montezuma County, Colorado

The Region 9 Economic Development District of Southwest Colorado Inc. (Region 9) is a nonprofit, 501 (c) 6 public-private partnership that promotes and coordinates economic and community development efforts throughout Southwest Colorado. Region 9 covers 5 counties, 10 municipalities and the 2 Native American Tribes in Colorado (Ute Mountain Ute and Southern Ute). Incorporated in 1989, Region 9 is led by a 26-member Board of Directors; 17 from local governmental jurisdictions and 9 from the private sector.

2022 Montezuma Representatives

Jim Candelaria – Montezuma County
Kelly Koskie – Cortez
Ken Charles – Dolores
Janice Bryan/Jason Armstrong – Mancos
Dewayne Findley/Cassie Alexander – At large
Shawn Gregory – At large & Loan Committee
Jon Callender – Loan Committee
Vacant – Ute Mountain Ute Tribe



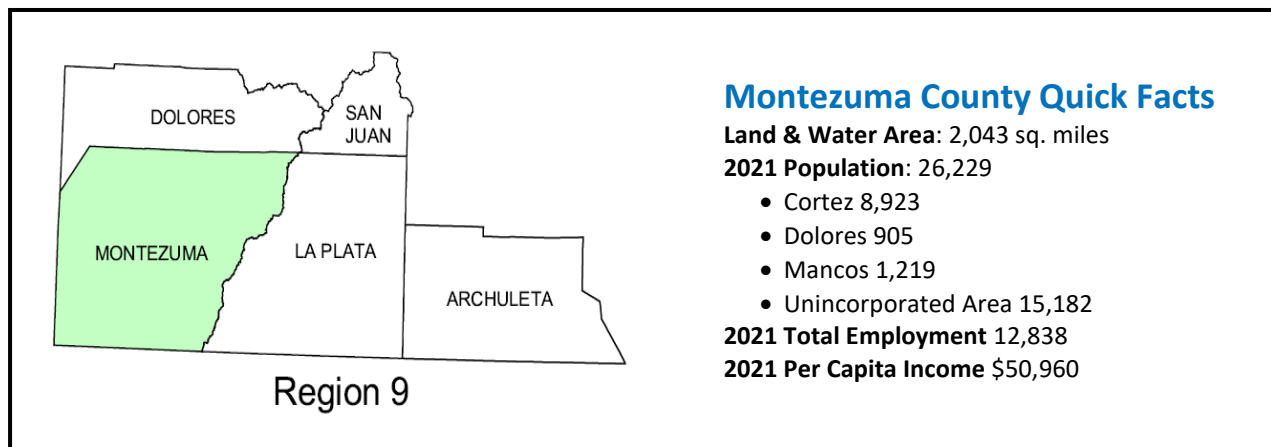
Region 9 Staff

Laura Lewis Marchino – Executive Director
Brian Rose – Deputy Director
Jenny Stollar – Business Loan Officer
Terry Blair-Burton – Program Administrator
Shirley Jones – Comptroller
Stephani Burditt – Grant Compliance Specialist

Heather Peterson – Office Manager
Heather Otter – Economic Development Project Manager
Shak Powers – Regional Projects Manager
Tiffany Brodersen – Community Grant Navigator
Elizabeth Marsh – SCAPE Executive Director
Brittany Cupp – SCAPE Program & Community Manager

Region 9 Programs and Services

- Business loans
- Regional broadband, housing, transportation
- Colorado State Data Center local affiliate
- Technical assistance and special projects
- Southwest Enterprise Zone administration
- Research for community and regional projects
- Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE)
- Grant Navigator
- Comprehensive Economic Development Strategy (CEDS)
- Administrative support for San Juan Development Association with financials and microloan program
- Administrative support for San Juan Resource Conservation District, All Hazards, SWIMT
- Facilitation for Southwest Opioid Response District (SWORD)



Technical Assistance – Region 9 provides technical assistance in Montezuma County and area municipalities by participating in community meetings, researching, administering grants, and advocating for communities at the Regional, State, and Federal levels. Activities are listed below.

County-Wide

- Responded to 435 inquiries, nearly the same as 2021, regarding business resources, EZ Contribution Project inquiries, loans, grant, and data requests. Inquiry types and numbers are listed below.

	Business Loan	Data	EZ	Grants	General	OZ	Totals
Montezuma	5	9	81	9	39	0	143
Cortez	33	11	32	5	17	0	98
Dolores	5	5	1	1	7	0	19
Mancos	6	6	58	2	13	1	86
Ute Mountain Ute	0	4	56	13	16	0	89

- Resented to local governments and organizations on regional data and economic development trends.
- Region 9 and Southwest Small Business Development Center provided Starting Your Business Workshops to businesses across Montezuma County.
- Supported workforce development efforts through partnerships with area high schools and higher education.
- Region 9 and SCAPE participated on the Mancos High School Entrepreneur Career Pathway Advisory Committee.
- Region 9 funded Commercial Driver's License training and funding.
- Regularly attended the Montezuma Stakeholders Meetings.
- Served as part of the core team for the Montezuma-Dolores Roadmap Program and Montezuma Community Collective.
- Hosted economic development workshop in Cortez for staff working in those roles throughout the Region.
- Worked with stakeholders throughout the County on infrastructure projects including broadband, housing, and transportation.
- Served on the Southwest Memorial Hospital Board of Directors
- Relocated the Region 9 satellite office to the Cortez Area Chamber of Commerce Business Resource Center.
- Facilitated grant meetings for Montezuma County and communities.

Regional Initiatives – 2022 was a year of tremendous growth and change. We are most proud of the successful integration of the Southwest Colorado Council of Governments with the Region 9 organization, creating long-term economies of scale and efficiencies.

Other Highlights include:

- Hosted the State Enterprise Zone Administrator's meeting in Silverton.
- Added a Regional Projects Manager in Montezuma County, a Grant Compliance Specialist, and a Community Grant Writer.
- Our Community Grant Writer coordinated a monthly Grant Digest and wrote 10 grants of which 6 have been awarded, totaling \$1,871,205. Two others are still pending including an NTIA \$66M Middle Mile Broadband application.
- Expanded our services to include broadband, transportation, and housing.
- Facilitated the monthly SWORD (SouthWEST Opioid Response District) Regional Council to manage the opioid settlement funds. Region 9 received \$150K of congressionally designated funding to conduct a feasibility study to identify the best options to fill existing treatment gaps.
- Provided additional economic data resources including our data dashboard and commercial property search.
- Responded to 1,786 inquiries covering business resources, grants, and data requests. This number increased from 1,228 in 2020 and 1,760 in 2021.
- Staff represented the region on the Small Business Development Center Advisory Committee, the Southwest Colorado Workforce Investment Board, Southwest Colorado Accelerator for

Entrepreneurs (SCAPE), B:Side Capital Loan Committee, Pueblo Community College Southwest Advisory Board, Economic Development Council of Colorado (EDCC), Fort Lewis College Business Advisory Council, School of Business Administration, Colorado Association of Regional Organizations (CARO), and the National Association of Development Organizations. Please see our County Performance Reports for county specific involvement.

- Completed Southwest Colorado Broadband Plan.
- Received \$6.6M in funding including \$500K in USDA Intermediary Relending loan funds, \$5M (shared among 8 regions) to provide Start Up Loan Funds on behalf of the Colorado Office of Economic Development and International Trade (OEDIT), SBA Microloan and Technical Assistance funds, \$150K of congressional dedicated funding for a regional feasibility study to identify viable treatment solutions for opioid and other substances, \$413K for a Carrier Neutral Location for fiber connectivity in partnership with La Plata County, and \$250K in USDA Rural Community Development Initiative (RCDI) funding matched \$250K by the Colorado Housing and Finance Authority (CHFA) for the Ute Mountain Ute Tribe to update their Comprehensive Master Plan and a Housing Study covering the communities of Towaoc and White Mesa.

Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE) offers in-depth mentoring, education, and access to equity funding for early stage and growing companies. The program has launched 52 companies based in rural Southwest Colorado. These businesses raised \$40M in capital contributing to the creation of 230 local jobs. SCAPE companies have been recognized as Colorado Companies to Watch and have been recipients of the Colorado Early Seed Stage Grant. SCAPE is the hub of the entrepreneurial ecosystem and hosts regional investment and startup initiatives. Visit www.goscape.org/. Region 9 is a proud investor in this program.

Enterprise Zone Program – Montezuma County is an Enhanced Rural Enterprise Zones (EREZ) through 2024. This program provides financial business incentives to promote and encourage new job creation. A business which includes farming and mining located within the Enterprise Zone may be eligible for EZ tax credits, including capital investment tax credits, job tax credits, research and development tax credits, and other incentives. Since 1992, Montezuma County businesses have claimed approximately \$745M in eligible investments, resulting in \$15M in certified tax credits and reported 2,200 new jobs. In 2022, Region 9 received 652 inquiries regarding the Enterprise Zone Program, comprising of 228 inquiries within Montezuma County. Montezuma continues to lead the region in business participation with 165 businesses claiming \$351,249 in tax credits and creating 34 new jobs.

An **EZ Contribution Project** allows donor contributions of at least \$100 (depending on the organization) to Enterprise Zone projects which are eligible for a 25% State tax credit on cash donations, and a 12.5% State tax credit on in-kind donations. Regional wide in 2022, there were 25 designated Enterprise Zone Contribution Projects. There were 5 new projects added, 7 projects ended or were not renewed, including one COVID project. Projects generated \$1.34M in economic activity through direct and in-kind contributions. This is a declining trend for participation with 28 Projects at \$1.46M in 2022 from 30 projects at \$2.35M in 2020, and 30 projects in 2019 at \$4.14M.

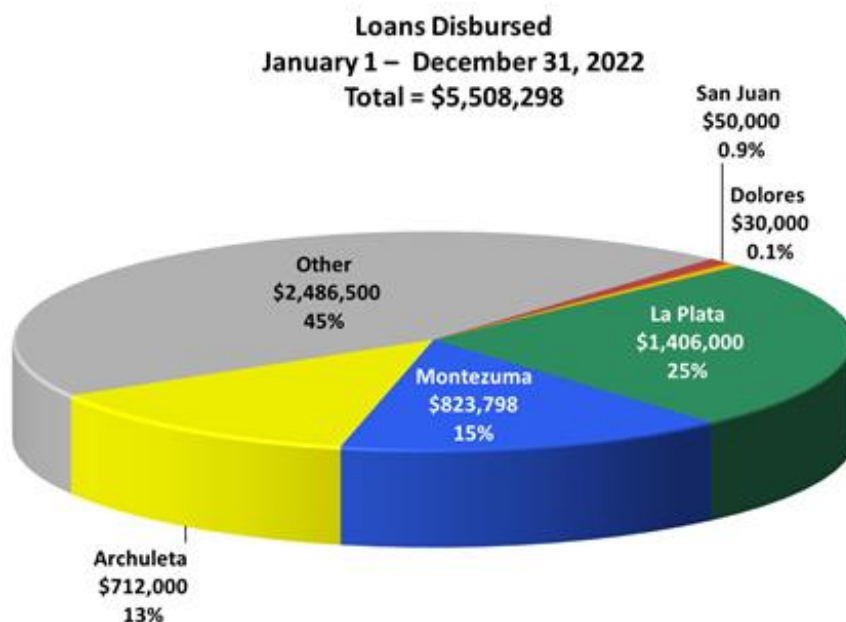
Enterprise Zone contribution projects that impacted Montezuma County in 2022

- Bridge Emergency Shelter
- Cortez Cultural Center
- Habitat for Humanity of Montezuma County
- Montezuma Food Systems
- Sunflower Theatre
- Mancos Common Press
- Region 9 Economic Development District of Southwest Colorado (Region 9 EDD)
- Southwest Colorado Accelerator Program for Entrepreneurs (SCAPE)
- Southwest Small Business Development Center (SBDC)

Data – Region 9 offered data tools and prepared strategy and research reports that included data specific to Montezuma County in 2022. Region 9 is a Colorado State Data Center local affiliate and provides reliable, unbiased, and timely regional socio-economic data to citizens and policymakers. All the District’s reports and data tools can be found at www.region9edd.org under the Data tab.

- Region 9 Economic Snapshot 2022
- Region 9 Livable Wage Report 2022
- Regional Data Dashboard
- Regional Commercial Property Search Tool

Loans – In 2022, Montezuma County had 13 new loans (2 are new loans to existing clients) and 7 loans paid off (one from a continuing client). The County’s loans represented 15% of all the loans dispersed by Region 9.



As a primary lender for start-up businesses, Region 9 provides commercial loans to businesses. Loan funding supports businesses in creating and retaining jobs, leveraging other funds, or exporting a good or service from the local economy. The Business Loan Fund (BLF) includes several Federal and State

sources: Community Development Block Grants (CDBG) from the Colorado Office of Economic Development and International Trade (OEDIT) (contracted through La Plata County and the 5-county region through an inter-governmental agreement); the USDA Intermediary Re-lending (IRP) & Rural Micro Entrepreneur Assistance Program (RMAP); the Economic Development Administration (EDA); Start Up Loan Fund through OEDIT; Small Business Administration Microloan Program (SBA) and revolved funds from previously restricted funds that are re-distributed in the community. Loan clients from Montezuma County communities are listed below.

Loan Clients

Cortez

303 Labs Co.
Aubuchon Custom Productions
Baier Essentials
Clayton Archer
Curt Mangan
Denkai Animal Sanctuary
Elevate'M **NEW**
Gustafson Trucking
High Desert Life Outdoors
KB Insurance Group
KB Insurance Group
K & J Customs
Lotsa Pasta
Moving Mountains
Nash Trucking *
Rentz **NEW**
Repair Doctor **NEW**
Rowe & Sons Trash Services
San Juan Coffee **NEW**
Shiloh's **NEW**
Talos Outdoors **NEW**
Top Line Floors
Western Equipment **NEW**
Wigglin' Pig **NEW**
Yellow Car Country Wine

Dolores

RJN Construction Management
Rudosky Golf
Straight Edge Home Inspections
S & S Wallwood
Vessel

Lewis

Lambert Livestock & Cattle Co.

Mancos

Botanical Companions
Lost Lake Canyon Lodge
Luna Mesa
Mestas Welding **NEW**
Mud Creek Hogan Trading Co. **NEW**
Ott's Sawmill
Red Mesa Rentals
The Nest Preschool
Underwood Forestry
Zuma Natural Foods **NEW**

County (Unincorporated Area)

Alexander Excavation
Colorado Norton Works
Countryside Disposal
Eighty Eight Auto Repair
Montezuma Valley Plumbing
Organic Family Farms
Reflections in Metal
Steele Investment

Paid Off

Bo Dean's Towing
Fabulous Fabrications
Lotsa Pasta
Mancos Brewing Company
Southwest Printing
STR Custom Coatings
West Adventures & Tours



La Plata County



Archuleta County



Montezuma County



Dolores County



San Juan County

REGION 9

Economic Development District of SW Colorado



2022 CORPORATE ANNUAL REPORT



Region 9 Staff

OUR MISSION

TO COLLABORATE WITH
PRIVATE AND PUBLIC
SECTORS TO IMPROVE
ECONOMIC DIVERSITY
AND PROSPERITY IN
SOUTHWEST COLORADO

The Region 9 Economic Development District of Southwest Colorado Inc. (Region 9) is a nonprofit, 501 (c) 6 public private partnership that **promotes and coordinates economic development efforts throughout Southwest Colorado**. Region 9 includes five counties, ten municipalities and the only two Native American Tribal lands in Colorado (Ute Mountain Ute and Southern Ute).

Incorporated in 1989, Region 9 has a Board of Directors with 17 representatives from local governmental jurisdictions and nine from the private sector. Activities include business loans and financing, producing the Comprehensive Economic Development Strategy (CEDS), data reports, Enterprise Zone Administration, special projects, and the Southwest Accelerator Program for Entrepreneurs (SCAPE). Also, with the integration of the Southwest Colorado Council of Governments (SWCCOG), Region 9 has added transportation, broadband, housing and serves as the fiscal agent for several additional programs.

R9 hosts quarterly regional economic development meet-ups



R9 Executive Director bidding farewell to 20-year board member, Dewayne Findley



Hosting Pagosa Springs Chamber Business After Hours



Team building at Quiet Bear Art in Silverton



R9 Deputy Director speaks at the EDCC conference in Pueblo



Regional partners celebrate R9 Executive Director's 2022 Chairman's Choice Award

FROM OUR EXECUTIVE DIRECTOR

2022 was a year of tremendous growth, change and reflection. **I am proudest of the successful integration of the Southwest Colorado Council of Governments with Region 9, creating long-term economies of scale and efficiencies.** In reviewing our monthly reports for our Board of Directors, there are many activities of note which are highlighted below.

- Hosted the State Enterprise Zone Administrator's meeting in Silverton.
- Added a Regional Projects Manager in Montezuma County, a Grant Compliance Specialist, and a Community Grant Writer.
- Our Community Grant Writer coordinated a monthly Grant Digest and wrote ten grants of which six have been awarded, totaling \$1,871,205. Two others are still pending including an NTIA \$66 Million Dollar Middle Mile Broadband application.
- Expanded our services to include broadband, transportation, and housing.
- Facilitated the monthly SWORD (SouthWEST Opioid Response District) Regional Council to manage the opioid settlement funds. Region 9 received \$150K of congressionally designated funding to conduct a feasibility study to identify the best options to fill existing treatment gaps.
- Provided additional economic data resources including our data dashboard and commercial property search.



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As always, we could not succeed without your support.

Sincerely,
Laura Lewis Marchino, Executive Director

REGION 9 PROGRAMS

Region 9 now administers the Southwest Transportation Planning Region, regional broadband and transit initiatives, as well as providing technical assistance for business loan programming, and project coordination. Region 9 oversees the Region's strategic plan for economic growth, known as the Comprehensive Economic Development Strategy (CEDS). Region 9 also provides grants and data research to help our communities access Federal and State funding for infrastructure improvements and community amenities resulting in job creation, retention, or other economic benefits to the community.

Region 9 is a Colorado State Data Center local affiliate, and provides reliable, unbiased, and timely regional socio-economic data to citizens and policymakers. All reports and economic dashboards can be found on our website under "Data".

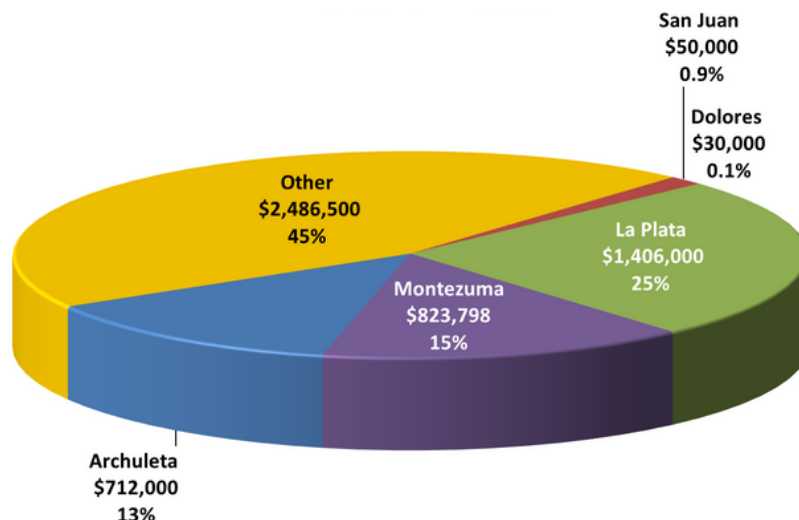
BUSINESS LOAN FUND



As a primary lender for start-up businesses, Region 9 provides commercial loans to businesses. Loan funding supports businesses in creating and retaining jobs, leveraging other funds, or exporting a good or service from the local economy. The Business Loan Fund (BLF) includes several Federal and State sources: Community Development Block Grants (CDBG) from the Colorado Office of Economic Development and International Trade (OEDIT) (contracted through La Plata County and the five-county region through an inter-governmental agreement); the USDA Intermediary Re-lending (IRP) & Rural Micro Entrepreneur Assistance Program (RMAP); the Economic Development Administration (EDA); Start Up Loan Fund through OEDIT; Small Business Administration Microloan Program (SBA) and revolved funds from previously restricted funds that are re-distributed in the community.

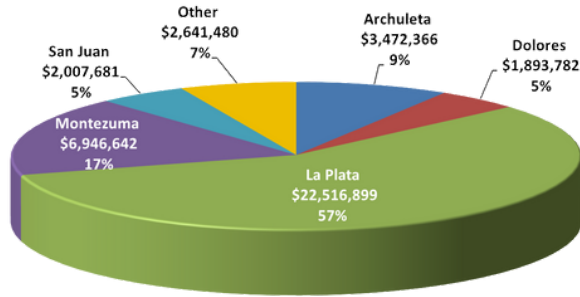
Loan Disbursement by County: January 1 - December 31, 2022

Total = \$5,508,298

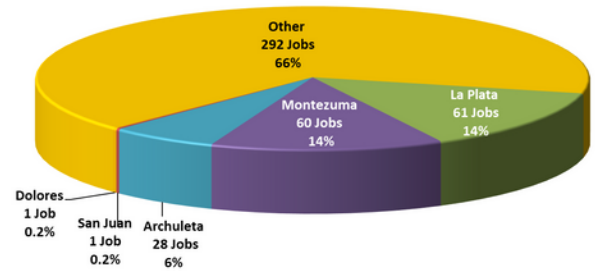


Since Region 9's loan program began, \$39.48M has been distributed to businesses throughout the region. Only in the last few years has Region 9 made loans to businesses outside of our five counties through several statewide initiatives. Region 9 had 230 loans as of Dec. 31, 2022, totaling \$10.3M; an increase of \$4M from 2021. Region 9 closed 49 loans creating 443 jobs compared to 99 loans creating 82 jobs in 2021, 33 loans and 70 jobs in 2019, and 33 loans and 85 jobs in 2018. There were 27 loans paid off this year, the same as 2021, with only two loans written off.

Cumulative Loan Disbursement by County :1990 - December 2022
Total = \$39,478,850

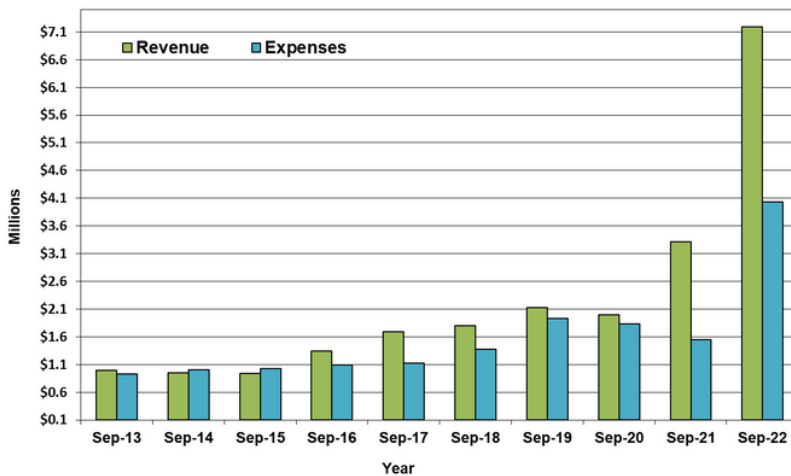


Jobs Created / Retained by County
January 1 - December 31, 2022
Total = 443



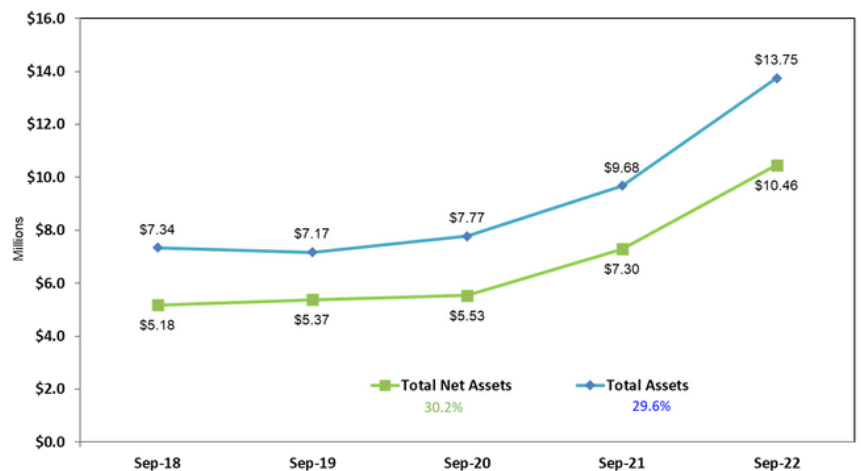
REGION 9 FINANCIALS

Region 9's assets continue to trend upward.
Region 9 is audited annually, and copies are available on request.



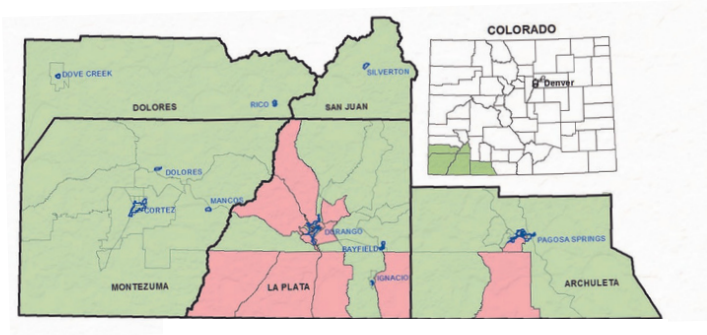
10 Year Region 9 Revenue / Expenditures

Total Assets and Net Position Trends 2018 - 2022



ENTERPRISE ZONE

Region 9 is the Southwest Colorado Rural Enterprise Zone (EZ) Administrator and determines if a business is located within EZ boundaries, processes EZ tax certification forms, and administers the designation and donations for EZ Contribution Projects. **Businesses in the EZ boundaries can be eligible for a variety of tax credits including new employees, job training, investment, and vacant building rehabilitation.** Currently, all of Montezuma, San Juan and Dolores Counties, and sections of La Plata and Archuleta Counties, are designated EZ areas. Archuleta, Montezuma, Dolores, and San Juan Counties have also been designated as Enhanced Rural Enterprise Zones (EREZ) through 2024.



 Region 9 Enterprise Zone

Enterprise Zone Tax Credit Administration 2022				
County	# Businesses Filing	Tax Credits	\$ Invested	Jobs Created
Archuleta	49	\$128,356	\$4,278,582	-15
Dolores	28	\$18,630	\$620,997	9
La Plata	33	\$161,211	\$5,373,759	6
Montezuma	165	\$351,249	\$11,708,209	34
San Juan	3	\$5,088	\$169,635	0
Total	279	\$664,534	\$22,151,181	34

Enterprise Zone Tax Credit Administration Cumulative			
Year	Tax Credits	\$ Invested	Jobs Created
2011	\$673,131	\$22,501,542	268
2012	\$1,648,586	\$76,642,252	505
2013	\$4,199,768	\$183,347,978	(21)
2014	\$1,238,773	\$46,244,938	461
2015	\$2,699,282	\$66,073,593	89
2016	\$1,321,904	\$146,678,225	488
2017	\$618,920	\$518,986,986	140
2018	\$1,111,662	\$31,102,433	100
2019	\$1,185,896	\$34,402,991	(28)
2020	\$981,308	\$47,762,699	267
2021	\$529,235	\$17,641,144	61
2022	\$664,534	\$22,151,181	34
Total	\$16,872,999	\$1,213,535,963	2364

Area businesses that participated in the Enterprise Zone Tax Credit Program in 2022 verified \$22.2M in qualified investments and \$664,534 in tax credits. This has increased from \$17.6M in investments, and \$529,235 in tax credits in 2021. The investment amounts and credits vary each year with no consistent trend. The tax credit amount for 2021 is less than the \$1.43M in 2020, \$1.86M in 2019, and \$1.11M in 2018. The number of businesses participating increased by seven totaling 279.

ENTERPRISE ZONE

2022 CONTRIBUTION PROJECTS

In 2022, there were 25 designated Enterprise Zone Contribution Projects. There were five new projects added, seven projects ended or were not renewed, including one COVID project. **Projects generated \$1.343M in economic activity through direct and in-kind contributions.** This is a declining trend for participation with 28 Projects at \$1.46M in 2022 from 30 projects at \$2.35M in 2020, and 30 projects in 2019 at \$4.14M. We expected the decline due to the five-year term limit, the new Homeless Contribution Tax Credit, and many approved projects are less active.



PROJECT NAME	COUNTY	CASH + IN KIND CONTRIBUTIONS
Aspen House	Archuleta	\$10,750.00
The Bridge Emergency Shelter	Montezuma	\$106,770.00
Build Pagosa	Archuleta	\$1,000.00
Cortez Cultural Center	Montezuma	\$11,964.22
Dancing Spirit Community Arts Center	La Plata	\$5,138.00
Fort Lewis College Foundation-Infrastructure	La Plata	\$15,650.00
Habitat for Humanity of Archuleta County	Archuleta	\$73,886.09
Habitat for Humanity of La Plata County	La Plata	\$52,288.97
Habitat for Humanity of Montezuma County	Montezuma	\$8,283.07
Housing Solutions for the Southwest	Regional	\$12,750.00
Manna Soup Kitchen	La Plata	\$129,438.99
Mancos Common Press	Montezuma	\$73,500.00
Mercy Health Foundation	La Plata	\$109,090.07
Montezuma Food Systems	Montezuma	\$500.00
Mountain Studies Inc.	San Juan	\$27,717.47
Pagosa Festivals	Archuleta	\$4,059.00
Pagosa Springs CDC	Archuleta	\$6,700.00
Pagosa Springs Medical Center	Archuleta	\$106,168.11
Region 9 EDD	Regional	\$81,540.00
San Juan Development Association	San Juan	\$22,600.00
SCAPE	Regional	\$298,770.00
Silverton Ski Joring	San Juan	\$14,605.00
Small Business Development Center (SBDC)	Regional	\$9,990.00
Sunflower Theatre	Montezuma	\$67,074.42
Volunteers of America	La Plata	\$93,028.63
TOTAL		\$1.343 million



2022 REGION 9 BOARD OF DIRECTORS

William Tookey, Chair, San Juan
Ashleigh Tarkington, Town of Bayfield
Chauncey McCarthy, Rico
Clyde Church, La Plata
Colleen O'Brien, Treasurer, At-large, La Plata
Colton Black/Meade Harbison, Southern Ute Indian Tribe
Dan Fernandez, Secretary, At-large, Dolores
Dewayne Findley, At-large, Montezuma
Gloria Kaasch-Buerger, Town of Silverton
Janice Bryan/Jason Armstrong, Town of Mancos
Jennie Green, Town of Pagosa Springs
Jim Candelaria, Montezuma

Justin Osborn, At-large, La Plata
Kelly Koskie, City of Cortez
Ken Charles, Town of Dolores
Mary Jo Coulehan, Vice Chair, At-large, Archuleta
Nathaniel Peach At-large, Fort Lewis College
Paul Zimmerman, At-large, San Juan
Robert Whitson, At-large, La Plata
Shawn Gregory, At-large, Montezuma
Steve Garcher, Dolores
Todd Weaver, Archuleta
Tommy Crosby, City of Durango
Tuggy Dunton, Town of Ignacio

LOAN COMMITTEE

Bill McDougall, San Juan
Brad Fox, Dolores
Derek Farrah, Archuleta
Eric Jones, La Plata
Fritz Klinke, San Juan
Gina Piccoli, At-large
Gus Westerman, Dolores
Jon Callender, Montezuma
Kathy Keyes, Archuleta
Kris Oyler, La Plata
Shawn Gregory, Montezuma
Terryl Petersen, Chair, At-Large

STAFF

Laura Lewis Marchino, Executive Director
Brian Rose, Deputy Director
Brittany Cupp, SCAPE, Program Director
Elizabeth Marsh, SCAPE, Executive Director
Heather Otter, Economic Development Project Manager
Heather Peterson, Office Manager
Jenny Stollar, Business Loan Officer
Shak Powers, Regional Projects Manager
Shirley Jones, Comptroller
Stephani Burditt, Grant Compliance Specialist
Terry Blair-Burton, Program Administrator



Region 9 Economic Development District of Southwest Colorado

REGION 9 IS AN EQUAL OPPORTUNITY LENDER & EMPLOYER

Cortez

20 West Main Street
Inside Cortez Chamber
Business Resource Center
By appointment

Durango

135 Burnett Drive, Unit 1
In the Durango Tech Center

Pagosa Springs

46 Eaton Drive
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CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. C.

MEMO TO: Honorable Mayor and City Council

FROM: DREW SANDERS, CITY MANAGER

SUBJECT: 7:00 p.m., Drew Sanders, City Manager, will invite Council dialogue and request input regarding proposed state legislation that is opposed by the Colorado Municipal League (CML) that could preempt local authority for land use involving affordable housing.

BACKGROUND

The Colorado governor and others have proposed legislation that involves mandates to local land use codes that effect municipalities differently based upon classification and size. The Colorado Municipal League (CML) of which the City of Cortez is a member, opposes this legislation not so much for the overall intent of increasing the housing inventory in the state, but rather the preemption of local authority on these matters. The reality is that the City of Cortez already meets or exceeds proposed requirements for a municipality of our classification, all of which was accomplished at the local level and without state input or oversight. Even so, it is concerning that the governor's office and others feel the need to propose preemptions to be placed upon us in this fashion. Furthermore, according to CML, even though the bill purports to create affordability, it mainly benefits developer interests, may be detrimental to quality of life, preempts local control, and may still result in housing developments that are not "affordable". The purpose of this agenda item is to invite Council dialogue on this topic and to obtain Council sentiment on how (or if) it wishes City staff to become involved in joining with CML in opposing the legislation.

Attachments

e-mail
CML
CPR News
Colorado Sun
Gov-Affordable Housing
Gov-Create More Housing

From: Kevin Bommer <kbommer@cml.org>
Sent: Wednesday, March 22, 2023 4:25 PM
To: Kevin Bommer <kbommer@cml.org>
Cc: Meghan MacKillop <mmackillop@cml.org>; Heather Stauffer <hstauffer@cml.org>
Subject: FW: NEWS RELEASE - CML opposes sweeping preemptions of local authority
Importance: High

Mayors and managers/administrators:

Today, Gov. Polis announced sweeping legislation aimed at municipal land use and zoning authority. While the legislation declares a matter of statewide concern, the legislation is targeted mostly at the Front Range and urban municipalities like Grand Junction and Pueblo. However, precedent should be alarming – and the prospect of turning the Department of Local Affairs (DOLA) into a regulatory/enforcement agency, which is outlined in the yet-to-be-introduced bill, is very concerning.

Below and attached is the press release that CML sent out following the governor's press conference.

Here are two early news articles describing the legislation. Please keep in mind that the press was only able to go off of what they were told the bill would do and had not yet been able to examine it themselves, so I expect some narratives will change:

- <https://www.cpr.org/2023/03/22/gov-polis-housing-proposal-duplexes-townhomes-adus/>
- <https://coloradosun.com/2023/03/22/colorado-local-housing-preemption-bill/>

Here are links to the governor's press releases describing the bill from their perspective. The second release quotes numerous folks who may or may not have actually seen the bill themselves.

- <https://www.colorado.gov/governor/news/9776-legislative-leaders-gov-polis-environmental-advocates-local-government-officials-business>
- <https://www.colorado.gov/governor/news/9766-colorado-way-what-coloradans-are-saying-about-historic-housing-plan-will-create-more>

Please feel free to pass on to your council/board members and any staff you deem necessary. As a reminder, I am hosting a members-only Zoom town hall at noon on Wednesday, March 29. Info on that is also attached.

We expect the bill to be introduced this week but not to be scheduled for action for at least 10 days. You can expect more information from the League on how to contact your legislator, as well as talking points and other details.

Kevin



Kevin Bommer
Executive Director
Colorado Municipal League
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Denver, CO 80203
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kbommer@cml.org • www.cml.org

Empowered cities and towns, united for a strong Colorado



GET THE MUNICIPAL GOVERNMENT PERSPECTIVE

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NEWS RELEASE

For immediate release

CML opposes sweeping preemptions of local authority: “Not the ‘Colorado Way.’”

March 22, 2023, Denver, Colo. – Today, Gov. Polis and others lauded legislation aimed squarely at taking away a century of municipal authority over land use and zoning and placing state agencies in Denver in charge of regulating and enforcing decisions currently made at the local level. The proposed legislation represents the most sweeping attempt in recent Colorado history to remove local control and home rule authority from elected leaders, professional planning staff, and the people of Colorado by putting it into the hands of developer interests and unelected third parties.

“It is a breathtaking power grab,” said Kevin Bommer, CML executive director. “Although the bill is being sold as a ‘menu of options’ with ‘flexibility’ to create affordability, it mainly benefits developer interests to the detriment to the quality of life and access to local elected officials expected by Coloradans and with no guarantees that anything built will be ‘affordable.’ The League could support the bill if folks are willing to step away from a California-style, top-down approach, and support local government efforts to address density while guaranteeing affordable housing. Unfortunately, powerful special interests are more interested in preemptions than solutions.

CML officially opposes the legislation, and the League expects legislators will hear loud and clear from many of the over 1800 mayors, council members, and trustees – as well as planners and other local land use and housing experts – that preemption is not the answer to affordable housing questions. CML previously released [housing and land use principles](#), and CML’s [2023 State of Our Cities and Towns Report](#) shows overwhelming local action implementing many of the same goals and policies as the legislation’s proponents. Combined with existing strong regional partnerships with counties, special districts, and other municipalities, local efforts are achieving successes that can be enhanced with support and collaboration from state leaders.

CML’s report confirms that inflation and workforce shortages are major contributors to affordable housing, workforce housing, and infrastructure development. With the recent approval of Proposition 123, supported by CML, and hundreds of millions in state grant funds now available, the State of Colorado is positioned to support local efforts. Instead of building on these collaborative efforts, special interests instead seek to go around municipal leaders and their constituents.

“This bill is not at all the ‘Colorado Way.’ Unlike California or Oregon, Colorado has rich tradition of local control and constitutional home rule, the latter of which cannot be legislated away,” said Bommer. “If either of those foundational principles still mean anything to legislators, we expect they will reject this legislation and throw their support behind partnering with the bill’s proponents and local governments to tackle affordability issues together.”

CML is a nonprofit, nonpartisan organization established in 1923 that provides advocacy, information, and training for 270 member cities and towns. For more information on the Colorado Municipal League, please visit www.cml.org or call 303-831-6411.

###

Gov. Polis' housing proposal would allow duplexes, townhomes, ADUs across many cities in Colorado

By Andrew Kenney and Nathaniel Minor / CPR News
· Yesterday, 12:00 pm (March 22, 2023)



Dan Boyce/CPR News Four and six unit townhome-style buildings make up Mosaica, a new Colorado Springs housing development geared to families making slightly too much to qualify for traditional affordable housing.

The Polis administration has laid out a sweeping plan that would explicitly allow more dense housing across Colorado's increasingly expensive metropolitan areas and resort communities, even if residents and local elected officials object to it.

The "More Housing Now" proposal, revealed Wednesday, would be a significant shift in how Colorado's cities and towns grow, and who has the ultimate power to shape that growth.

"We're at a real inflection point here where we need a smart plan, in an inter-jurisdictional way, for more housing, for rent and for purchase, close to where jobs are and along transit lines with opportunities for people to get where they want to go," Colorado Gov. Jared Polis said in an interview.

Polis' proposal has the backing of environmental groups, affordable housing advocates, labor leaders, business interests and some local government officials. But it's sure to draw stiff opposition from other local leaders who believe their long-held power over land use planning is sacrosanct.

Big changes for big cities

The end of single-family-only zoning in the state's largest cities, metro areas and mountain resort communities could happen [under the bill](#), which will soon be introduced and is being sponsored by Sen. Dominick Moreno, D-Commerce City, Rep. Iman Jodeh, D-Aurora, and Rep. Steven Woodrow, D-Denver.

So-called "Tier 1" cities would see the biggest impact from the Polis proposal. They include the state's largest, such as Denver, Colorado Springs, Aurora, Fort Collins, Lakewood, Greeley, Boulder, Grand Junction, Pueblo and Arvada, plus smaller cities within large metro areas, like Castle Rock, Edgewater, Louisville, Windsor and Fountain. (See below for a full list.)

Those communities would have to allow the construction of "middle housing," defined as townhomes and multiplexes with up to six units, as well as accessory dwelling units, on lots in all residential neighborhoods. (New single-family homes would still be allowed, too.)

The bill would not require cities to actually build those denser options. But it would open the door for developers to propose and construct them much more easily.

Neighborhoods in attractive markets could see a surge of denser construction — and local elected officials and neighborhood groups would lose much of their power to stop it.

Cities could still customize their codes, for example by adding design requirements.

"People take pride in their neighborhoods and in their communities, and part of that is in fact how they look," Jodeh said. "Those standards are there to make sure that people can still do that."

Cities would not be allowed to require parking for any of the denser "middle" housing types. Rather, the amount of parking per unit would be left to developers to decide.

"Why would we be ... forcing people to pay for parking who don't even have a vehicle themselves?" Polis said.



Andrew Kenney/CPR NewsGov. Jared Polis speaks in front of supporters of a land-use reform package on the steps of the Colorado State Capitol on March 22, 2023.

“Tier 1” cities also would have to allow and encourage denser development around rail stations, certain bus transit lines and commercial corridors. They could choose from policies like raising density limits and eliminating parking requirements.

The bill would not contain more funding to expand the state’s public transportation offerings, Polis said, though said he’s excited to “look at additional options we might have to support transit.”

“This bill is a different topic,” he said. “It’s about housing and enabling more customers to exist for transit.”

Could Colorado override local zoning codes to allow more density? It’s ‘part of the conversation’ as a major land use bill takes shape

The bill also requires more planning by state and local governments to allow growth where the market demands it, Polis said. Tier 1, smaller “Tier 2” cities and high country resort areas would have to create housing plans to detail how they plan to address housing shortfalls and keep current residents from being priced out, with goals identified by the state.

Those areas would have to choose from a “menu” of strategies. Polis administration officials haven’t detailed those options yet.

If a local government fails to meet the “minimum standards” of the bill, the state would override local zoning rules and implement a standardized code instead. That standardized code would be developed by the state’s Department of Local Affairs.

“Local governments have the incentive to be proactive on this and make sure that they’re out in front, passing codes that meet the minimum standards but also make sense for their community,” Woodrow said.

The Polis proposal also would try to cut “red tape” by removing state-level regulations on housing, including:

- Streamlining rules around manufactured homes
- Removing minimum housing unit size restrictions in urban areas, except for fire and building code standards
- Remove limits in state law on the number of unrelated people who can live together
- Eliminate the power of homeowners’ associations to keep out certain types of housing.

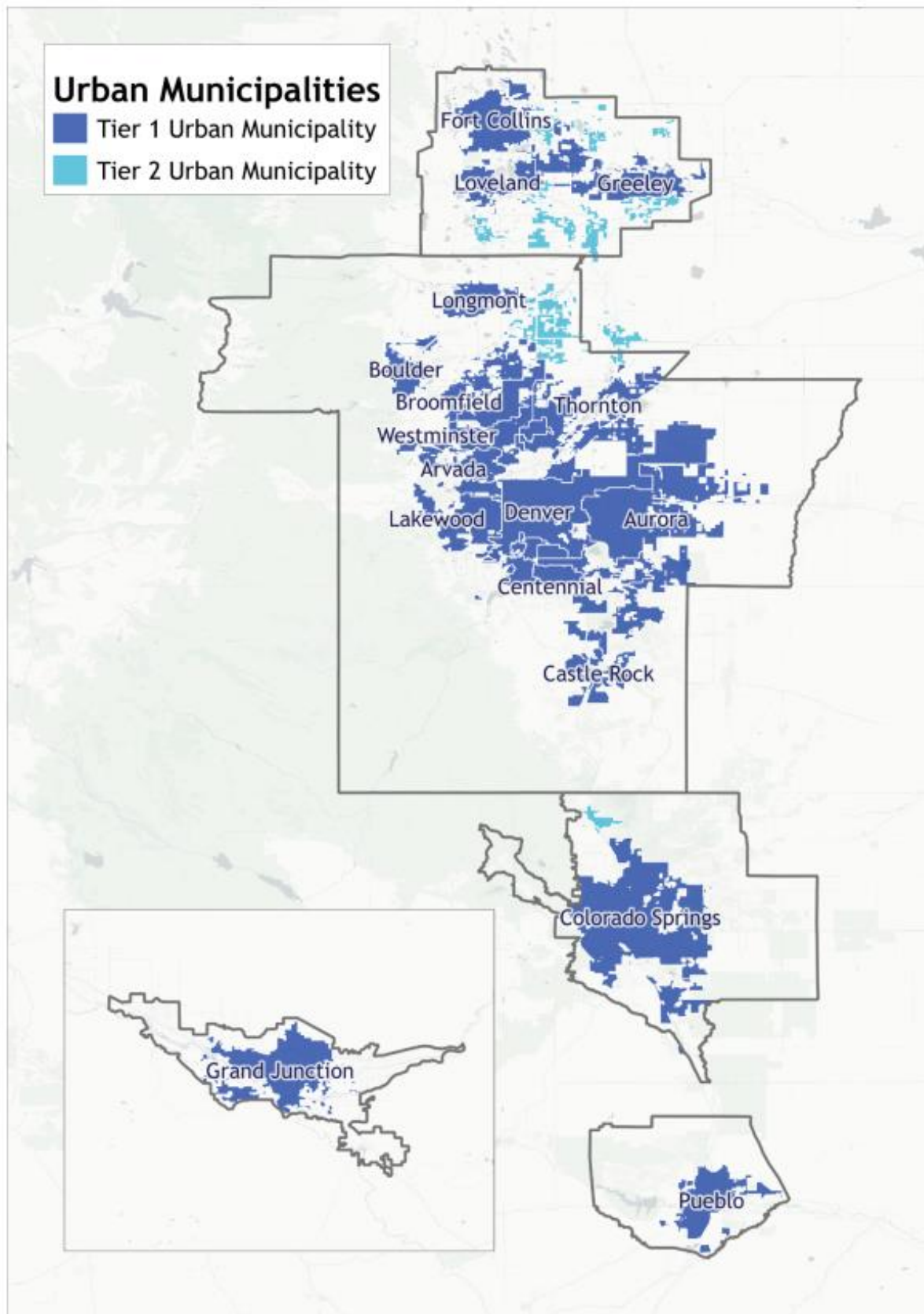
Small cities and rural areas exempted

The bill is primarily focused on larger communities and resort areas. It will include various exemptions from the rules to reduce the impact on smaller cities and rural areas.

For example, mid-sized “Tier 2” municipalities would not face the requirement to allow triplexes and townhomes in all residential areas. They would, however, have to allow accessory dwelling units and be subject to the same removal of “red tape” regulations. Rural areas and the smallest cities would get even more exemptions.

This map lists communities by tier level, according to a document provided by Rep. Steven Woodrow:

Map of Urban Municipalities (Note: Only larger cities are labeled)



Courtesy of Rep. Steven Woodrow. Most affected communities in Colorado by Gov. Jared Polis' new housing proposal

This table shows which policies apply to each tier level, as described by Colorado Builds Better, a group involved in drafting the bill:

	Urban Municipalities Tier 1	Urban Municipalities Tier 2	Rural Resort Job Center Municipalities	Non-Urban Municipalities	Statewide (Counties, small munis)
Housing Needs Assessments & Plans	X	X	X		
Allow Accessory Dwelling Units	X	X	X	X	
Allow Middle Housing (Duplexes, triplexes, multiplexes, townhomes)	X		<i>With additional flexibility</i>		
Encourage Transit Oriented Communities (rail)	X				
Encourage Development Along Key Corridors (bus transit, commercial corridors, etc.)	X		<i>With additional flexibility</i>		
Removing Square Footage Requirements, Occupancy Restrictions	X	X	<i>With additional flexibility</i>	X	<i>Occupancy restrictions only</i>
Strategic Growth Planning & Water	X	X	X	X	<i>Larger counties only</i>

Is it “The Colorado Way?”

Asked whether the bill amounts to the state taking land-use authority from local governments — [a flashpoint in the debate over how to address Colorado’s housing shortage](#) — Polis stressed the idea of “flexibility,” with cities getting multiple options to reach the overarching goal of increasing housing supply.

“Local governments need to step up and be part of the solution,” he said. “They can’t just shift the burdens onto their neighboring jurisdictions and make themselves less affordable and put more traffic on the road, which we all wind up paying for in both air quality and lost productivity and time and traffic.”

Traditionally, local governments in Colorado have had the authority to make their own decisions about how to grow. For the last century or so, many of those decisions have resulted in suburban sprawl where commercial and residential zones are [mostly kept separate](#).

And some highly desirable communities, like Polis’ [own hometown of Boulder](#), have added far more jobs than housing. That’s all contributed to high housing costs, car dependency and long commutes, and the inefficient use of water and other resources, Polis said.

“We want to avoid becoming a place where the average home price is \$1 million in our major metro areas, where people have to live 45 minutes, an hour out from where their jobs are,” Polis said. “We’ve seen areas of the country that have gone that way. I don’t think that’s the Colorado way.”

A [recent paper](#) in the journal Urban Studies examined hundreds of zoning reforms enacted across the U.S. It found that when governments loosen development restrictions, there is “a statistically significant 0.8% increase in housing supply within three to nine years of reform passage,” with most of the units falling at the “higher end” of rents.

[Gov. Jared Polis makes housing a top priority in the first State of the State address of his second term](#)

Conversely, when governments restrict land uses, it results in higher rents and fewer affordable units, the study found.

Woodrow, a sponsor of the measure, said that the bill would boost the housing supply and people’s property rights.

“When you do get that house with the picket fence, do you wanna have the right to put a dwelling unit in your backyard? This bill says, ‘Yes, you have that right. And local governments cannot interfere with it,’” he said.

The proposal will face stiff resistance from some local leaders. The Colorado Municipal League has criticized the overall idea, saying that cities are in a better position to make decisions and the state should support them.

“We just got the bill last night, so we're still going through the details,” CML Executive Director Kevin Bommer said in an interview. “But ... we know just from what has already been presented to us that it represents the most sweeping preemption of local land use and zoning authority that Colorado's probably ever seen. And certainly the biggest one in modern history.”

The Polis administration contends that it has spoken with scores of local leaders in developing the plan, and provided supportive statements from some of them.

“Housing is a crisis all over Colorado,” Glenwood Springs Mayor Jonathan Godes said in a statement. “Mountain communities have been leading on this issue for years, and we are happy that there is potential for statewide goals that align the entire state, while still respecting the differences in communities.”

Urban Municipalities Tier 1	Urban Municipalities Tier 2	Rural Resort Job Centers	Non-Urban Municipalities
Denver region: Arvada, Aurora, Boulder, Brighton, Broomfield, Castle Pines, Castle Rock, Centennial, Cherry Hills Village, Columbine Valley, Commerce City, Denver, Edgewater, Englewood, Erie, Federal Heights, Glendale, Golden, Greenwood Village, Lafayette, Lakewood, Littleton, Lochbuie, Lone Tree, Longmont,	Denver region: Dacono, Fort Lupton, Firestone, Frederick North Front Range: Evans, Berthoud, Johnstown, Tinmath, Eaton, Miliken, Severance Pikes Peak: Monument	Aspen, Avon, Breckenridge, Crested Butte, Dillon, Durango, Frisco, Glenwood Springs, Mountain Village, Silverthorne, Snowmass Village, Steamboat Springs, Telluride, Vail, Winter Park	Alamosa, Brush, Canon City, Carbondale, Cortez, Craig, Delta, Eagle, Fruita, Fort Morgan, Gunnison, Gypsum, La Junta, Lamar, Montrose, Rifle, Sterling, Trinidad, Wellington

Louisville, Northglenn, Parker, Sheridan, Superior, Thornton, Westminster, Wheat Ridge			
North Front Range: Greeley, Fort Collins, Loveland, Windsor			
Pikes Peak: Colorado Springs, Fountain			
Grand Valley: Grand Junction			
Pueblo Area: Pueblo			

This table lists communities by tier level, according to a document provided by Rep. Steven Woodrow.

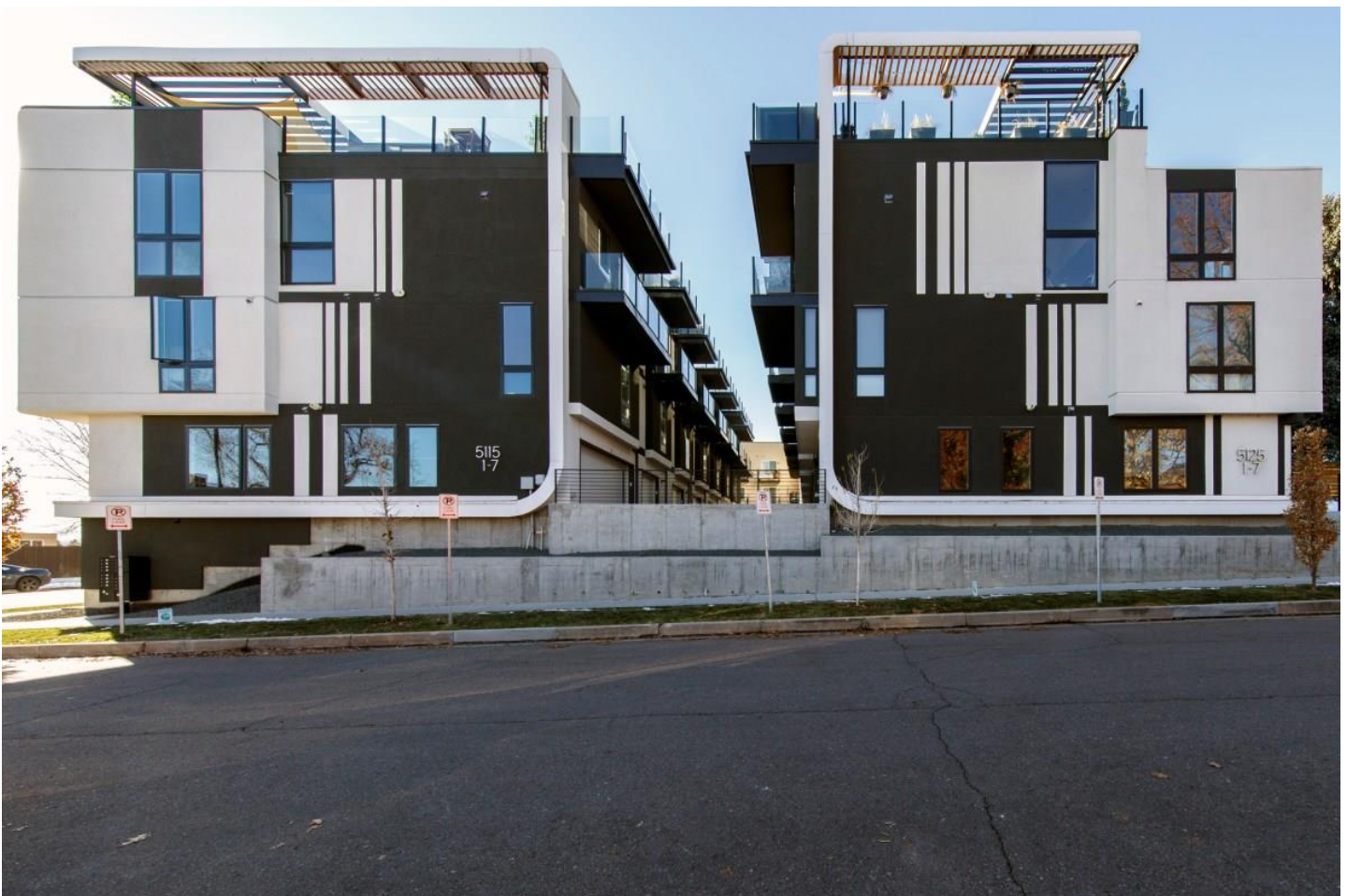
Colorado governor, Democrats unveil major effort to boost housing by directing local land-use policy. Here's what it would do.

The measure would prevent Colorado's largest cities from limiting construction of accessory-dwelling units, duplexes and triplexes and require them to let multifamily units be built near transit centers.



Jesse Paul and Elliott Wenzler 12:00 PM MDT on Mar 22, 2023

The Colorado Sun



A housing development at the corner of 29th and Zenobia, in Denver Colorado on Monday, November 21, 2022.(Jeremy Sparig, Special to The Colorado Sun).

Fast-growing, housing-strapped Colorado communities would be barred from limiting construction of duplexes, triplexes and add-on housing units under a marquee measure unveiled Wednesday by Gov. Jared Polis and Democratic state lawmakers aimed at addressing the state's housing crisis by increasing residential density.

The land-use bill would also block limits on how many unrelated people can live in the same home and prevent Colorado's largest cities from restricting what kind of housing can be built near transit stops. A separate measure, meanwhile, would ban municipalities from imposing new growth caps and eliminate existing ones.

The land-use proposal would apply differently throughout the state depending on population size and housing needs, with the biggest impacts on Colorado's most populous cities — Denver, Aurora, Boulder, Lakewood, Colorado Springs and Grand Junction — but also rules for rural communities and resort towns, which have faced their own unique housing struggles.

"This is an affordability crisis around housing in our state," Gov. Jared Polis told The Colorado Sun. "Absent action, it's only going to get worse. We absolutely want to move our state in a way where homeownership and rent are more affordable, and this will help get that done."

Polis said the bills — one of which is expected to be more than 100 pages long — represent the most ambitious land-use policy changes in Colorado in about 40 years. The policy changes will take years to go into effect, but the governor said if the state doesn't act, Colorado could start to look like California, where homes are even less affordable and traffic is worse.

"We want to make sure we get ahead of the curve," he said.

Local government leaders have been wary of the proposals, previewed in the governor's State of the State address in January, because of how it would restrict their power to create and enforce housing policies.

"Respectfully, get off our lawn," Kevin Bommer, executive director of the Colorado Municipal League, said at a gathering of local officials in February when describing negotiations on the legislation with Polis' office.

The organization's board voted to oppose the land-use bill last week, Bommer said. "CML opposes this sweeping and breathtaking attempt to centralize local land use and zoning policy in the state Capitol, while doing nothing to guarantee affordability," Bommer said in a written statement, also calling the measure a "breathtaking power grab."

The only Colorado mayor who spoke in support of the bill at a Capitol news conference Wednesday rolling out the legislation was Boulder Mayor Aaron Brockett. "There's still

some work to be done and I'm sure there'll be changes hashed out," he said. "But there is so much at value here."

The bills are also expected to meet fierce pushback from the few Republicans in the legislature, who are in the minority in the House and Senate and have little say over which measures pass or fail.

The measures have been the talk of the Capitol since the 2023 legislative session began in January, but the details of what's in the legislation have been under wraps until now. Democrats will have less than two months to pass the bills through the House and Senate before the lawmaking term ends in early May.

The governor's office says the land-use bill was drafted after more than 120 meetings with housing and business experts and local officials and through research on similar policies passed in other states. Oregon, for instance, passed a law in 2019 requiring cities with a population greater than 1,000 to allow duplexes, while cities with more than 25,000 people must allow townhomes, duplexes, triplexes and fourplexes.

Rep. Steven Woodrow, a Denver Democrat who will be one of the prime sponsors of the land-use bill, said the measure is supposed to prevent some Colorado communities erecting barriers to development while their neighbors sprawl out of control, which can cause gentrification and water issues.

"We have to do this at the state level because local political pressures are such that it hasn't been hasn't been done until now," Woodrow said.



A home for sale in Frisco on July 14, 2022.
(Hugh Carey, The Colorado Sun)

The measure reshaping land use in Colorado would apply only to municipalities, not counties. The governor's office and the bills' sponsors believe they can impose policy restrictions on cities and towns because housing is an issue of statewide concern, a position that could be tested in court.

"Research has shown that increasing housing supply, like building units like duplexes and townhomes, can increase affordability," Senate Majority Leader Dominick Moreno, a Commerce City Democrat and a lead sponsor of the bill, said at a news conference

Wednesday. “Yet these types of housing are often prohibited in many of the communities that need them the most. And that doesn’t make sense.”

Rep. Iman Jodeh, D-Aurora, is the third main sponsor of the legislation.

An unanswered question is whether developers will take advantage of the bill, should it pass.

“I think that people are anxious to provide housing,” said J.J. Ament, president and CEO of the Denver Metro Chamber of Commerce, which supports the bill. “I don’t think it really is a capital problem in Colorado. It is regulatory and environment. I think the capital will flow because the demand is there.”



Senate Majority Leader Dominick Moreno, D-Commerce City, speaks at a news conference on Wednesday, March 22, 2023, at the Colorado Capitol where legislation changing local land-use policy was unveiled. (Elliott Wenzler, The Colorado Sun)

The legislation is slated to be formally introduced this week. The measures were described in detail to The Sun by their sponsors and the governor.

The requirements will vary for different parts of the state depending on which of five categories they fall into based on their population and housing needs. Here's how the requirements would break down:

Tier 1

Tier 1 cities include: Arvada, Aurora, Boulder, Brighton, Broomfield, Castle Pines, Castle Rock, Centennial, Cherry Hills Village, Columbine Valley, Commerce City, Denver, Edgewater, Englewood, Erie, Federal Heights, Glendale, Golden, Greenwood Village, Lafayette, Lakewood, Littleton, Lochbuie, Lone Tree, Longmont, Louisville, Northglenn, Parker, Sheridan, Superior, Thornton, Westminster and Wheat Ridge.

Outside of the Denver metro area, Greeley, Fort Collins, Loveland, Windsor, Colorado Springs, Fountain, Grand Junction and Pueblo would also be considered Tier 1 cities.

Cities in this category have a population of at least 1,000 and are in a metropolitan planning organization — such as the Denver Regional Council of Governments — with a population greater than 1 million and in a Census Urbanized Area with a population greater than 75,000. Cities with a population greater than 25,000 and in a metropolitan planning organization with a population less than 1 million would also fall into this category.

Tier 1 cities would be most affected by the land-use bill. They would be prohibited from restricting duplexes, triplexes and multiplexes up to six units, as well as accessory-dwelling units, sometimes referred to as ADUs or granny flats. They would also be prohibited from requiring parking tied to those kinds of housing.

ADUs are habitable structures that are on the same property as a house but a separate building, such as an apartment over a garage. Many municipalities across the state restrict where and how they can be built.

Tier 1 cities would also have to allow the construction of multifamily housing near transit centers, which are defined as the half-mile area around fixed-rail stations. Cities wouldn't be allowed to require new, off-street parking for multifamily homes built in transit corridors, though developers could provide any amount of parking they feel is needed.

Tier 1 cities would also be subject to development guidelines aimed at promoting housing density and walkable communities around so-called key transit corridors, which are defined as areas within a quarter mile of bus-rapid-transit and high-frequency bus routes.



Townhomes and single-family residences are seen near the Montaine community on Oct. 17, 2022, in Castle Rock. (Olivia Sun, The Colorado Sun via Report for America)

Finally, Tier 1 cities will also be required to complete a housing needs plan based on a state housing needs assessment, as well as participate in long-term planning to stop sprawl and address environmental concerns, like greenhouse gas emissions, air pollution and limited water.

Tier 1 cities have the option of meeting minimum land-use requirements set by the state, which the governor's office refers to as the "flexible option." If not, they would be forced to adopt a state-developed land-use code. The state code would be created by Colorado Department of Local Affairs regulators at a later date.

Tier 1 cities would have to submit codes compliant with the bill to the state by December 2024. Any Tier 1 cities that don't meet the minimum standards under the legislation's so-called "flexible option" would be forced to operate under the model land-use code starting in December 2025.

Tier 2

Cities in this category include Dacono, Fort Lupton, Firestone, Frederick, Evans, Berthoud, Johnstown, Timnath, Eaton, Miliken, Severance and Monument.

They are defined as cities in a metropolitan planning organization that have a population of between 5,000 and 25,000 and in a county with a population greater than 250,000.

Tier 2 cities would be prohibited from restricting accessory-dwelling units and parking associated with ADUs, though they would be able to block duplexes, triplexes and multiplexes. They would also be exempt from provisions around transit centers and corridors.

They would, however, still be required to conduct housing needs assessments and create the same type of long-term housing and sprawl and environmental plans.

Tier 2 cities would have to submit codes compliant with the bill to the state by December 2024. Any Tier 1 cities that don't meet the minimum standards under the legislation's so-called "flexible option" would be forced to operate under the model land-use code starting in December 2025.

Rural resort job centers

This category includes Aspen, Avon, Breckenridge, Crested Butte, Dillon, Durango, Frisco, Glenwood Springs, Mountain Village, Silverthorne, Snowmass Village, Steamboat Springs, Telluride, Vail and Winter Park.

Rural resort job centers are defined as municipalities that have a population of at least 1,000 and at least 1,200 jobs and are outside of a metropolitan planning organization. They also have regional transit service with at least 20 trips per day.

This category is intended to prompt local governments to work with their surrounding region to address housing shortfalls. The communities would be required to allow ADUs but then have to develop a regional housing needs plan to identify where zoning should happen for duplexes, triplexes and other multiplexes. The communities would also have to work together to boost transit corridors and housing surrounding them.

"There's often a dynamic in rural areas where people may live in one community but work in another, and because of that the additional flexibility is that they can reach agreements with their partner communities to have a more regional approach to some of the goals that are in the bill," Moreno said.



Silver Queen Gondola at the ski area on Friday, Feb. 11, 2022 in Aspen.
(Hugh Carey, The Colorado Sun)

Like Tier 1 and Tier 2 cities, rural resort job centers would have the ability to choose between a minimum level of housing policies while maintaining some of their own design standards or be forced to adopt a model land-use code that will be created by the state. The specifics on those two options are not laid out in the bill and would be determined later by state regulators.

“The goals aren’t as stringent as the (ones for) urban municipalities,” said Moreno.

Rural resort job centers would have to submit land-use codes compliant with the bill to the state by December 2026. Any rural resort job centers that don’t meet the minimum standards under the bill’s flexible option would have to operate under the state’s model land-use code starting in June 2027.

Non-urban municipalities

Any municipality with a population greater than 5,000 falls into this category — as long as it’s not in another category — including Alamosa, Brush, Cañon City, Carbondale, Cortez, Craig, Eagle, Fort Morgan, Gunnison, La Junta, Lamar, Montrose, Rifle, Sterling, Trinidad and Wellington.

Non-urban municipalities would be prohibited from restricting accessory-dwelling units but won’t have requirements around duplexes, triplexes and other multiplexes or transit-oriented development. They also won’t need to prepare a housing needs plan.



COLORADO
Governor Jared Polis

The Colorado Way: What Coloradans are Saying About the Historic Housing Plan that Will Create More Affordable Housing Options

WEDNESDAY, MARCH 22, 2023

DENVER - Today, Governor Polis, Senate Majority Leader Dominick Moreno, Representative Iman Jodeh, Representative Steven Woodrow, Representative William Lindstedt, Representative Ruby Dickson, environmental leaders, local government officials, housing, business, labor leaders, and community leaders will announce a comprehensive plan to help create more housing now for every Colorado budget.

The plan will create ways for the state to work with local leaders to develop strategies that meet the needs of their communities by incentivizing smart and efficient buildings, allowing more affordable types of homes to be built. The plan will also help Colorado improve air quality, grow open space, conserve our water, and plan for future growth.

“I am proud to be part of a diverse group of leaders, organizations, and businesses that recognizes that Colorado simply cannot continue with the status quo to solve our housing affordability challenges. I’m confident that local governments can work with the Governor and State Legislature to rise to the occasion to address our affordability crisis, united in our determination to work collaboratively for a better future for our city and our state,” said City of Boulder Mayor, Aaron Brockett.

“City leaders have been focused on housing and affordability for some time and we thank the Governor and his team and the legislature for caring about this important issue. The state has held hundreds of stakeholder meetings to listen and try to better understand the challenges we face. I’m excited for this next phase of the conversation to see how we can work together to help make housing more available to all in our state,” said Adam Paul, Lakewood Mayor.

“The simple goal of expanding housing options for Coloradans can have a big impact. It can enable more people to live closer to jobs, amenities, and transit, reinvigorate neighborhoods and communities, reduce sprawl and lengthy commutes, and is one of our most promising solutions to climate change,” said Alana Miller, Colorado Policy Director for NRDC (Natural Resources Defense Council). “We have an unprecedented opportunity with strong political momentum in Colorado and urge legislators to be bold in tackling housing affordability to improve our quality of life and our climate.”

“I enthusiastically support this plan to help our State in creating more homes. As a National policymaker and builder of affordable housing, I can attest we are decades behind in ensuring we are building inclusive communities for everyone. This bill will remove barriers to housing that have long existed,” said Albus Brooks, Vice President, Milender White.

“Centennial State Prosperity applauds Governor Polis and the legislature for taking action to address the housing crisis. Too many Coloradans are struggling to afford housing and the state needs to take action now to lower housing costs. We look forward to working with the Governor and state legislators to help working families get ahead,” said Austin Blumenfeld, Executive Director of Centennial State Prosperity.

"The Colorado Housing Affordability Project is pleased to see our state take action to address the serious undersupply of the most affordable forms of housing. A statewide solution is needed to ensure a level playing field across localities and to address the regional impacts of restrictive land use regulation. This bill does that, while still offering leeway for local officials to respond to local needs. We are particularly supportive of the bill's focus on planning for housing needs and ensuring residential density in transit-served locations," said Brian Connolly, Colorado Housing Affordability Project.

"When we talk about solving for the affordable housing crisis in Colorado, we must focus on meaningful affordability, preventing displacement, and equity in access to housing for marginalized households. We are grateful that the Governor's Office and bill sponsors are hearing and responding to these issues, and we are optimistic about how this legislation will shape housing policy in an impactful way," said Cathy Alderman, Colorado Coalition for the Homeless.

"The governor and legislature's commitment to affordable housing and the streamlining of approvals for modular, will make a significant impact on the number of houses we can build each year from our factory," said Charlie Chupp CEO of Fading West.

"Reducing housing costs is not a partisan challenge but rather, high costs are a very serious reality confronting all Coloradans today. The challenges faced by those in rural Colorado, rural resort communities or the major urban centers of the front range are very different but our goals are the same. The supply chain, interest rates, explosive growth, and availability of water and water treatment, are just a few of the realities that got us to where we are today. This led to a call to action – a 6 month long non-partisan collaborative effort with key stakeholders, leaders and expertise from across Colorado who sat down and developed options for deliberate growth that maximizes local control and focuses state resources. County and municipal governments working with the state on solutions will result in real movement forward. It has been very refreshing to see the state working in such a collaborative way, providing a state-level policy-level framework and guidance options while ensuring local control and flexibility for our unique environments in Colorado. This watershed work will have a very real impact on attainable housing in Colorado," said Dan Williams, Teller County Commissioner.

"As a nurse living and working in Commerce City, I deeply understand the need to improve access to housing that is affordable and close to transit or to work. I, along with many of my colleagues, are being pushed out of our communities due to the rising cost of housing and the lack of housing options that are actually available. This means many of us are driving far distances, exacerbating our stress and air quality problem. This has very real health impacts that I see in my clinic staff and patients every day/week/etc., Designing or modifying communities to connect activity-friendly routes to everyday destinations helps increase physical activity, create community connections, and improve health equity. Our state leaders must be forward-thinking and intersectional in their solutions and address the housing crisis in a way that creates walkable communities, improves access to transit, and improves air quality. This package is our opportunity to achieve just that," said Dr. Darci Martinez, PhD, RN, FNP, National Alliance of Hispanic Nurses.

"Rising costs of housing is outpacing the wages of fire fighters and without affordably priced housing options, many firefighters commute 1-2 hrs to their firehouses. We have seen this problem worsen and expand over time to all corners of the state. I am glad to see our state and local leaders taking action to make housing in Colorado more affordable and available for our fire fighters, workforce, and all other Coloradans," said Dennis Eulberg, Executive Director for Colorado Professional Fire Fighters.

"Colorado is grappling with two major crises: housing affordability and climate change. Building more homes in our communities, near transit and jobs, and reining in sprawling development on Colorado's natural and agricultural lands will help solve both challenges. These smart growth policies are essential for lowering housing costs, cutting traffic and transportation pollution, and protecting Colorado's great outdoors," said Elise Jones, Executive Director of Southwest Energy Efficiency Project.

“Colorado is facing housing challenges that require an all-hands-on-deck approach of housing advocates, businesses and local leaders coming together to provide real, Colorado solutions. This plan is the Colorado way and will ensure that together, the most affordable housing choices are built for Coloradans,” said Eva Henry, Adams County Commissioner.

“Having affordable housing advocates, businesses and environmentalists together in support of a bill is rarely seen at the State Capitol, but this is a common sense policy to address an all-hands-on-deck challenge. This bill will deliver more of the most affordable types of housing to Coloradans, making our communities and economy healthier,” said Jake Williams, Healthier Colorado CEO.

“To keep Colorado competitive, it is an economic imperative that we develop housing for every budget. The lack of housing is one of the biggest concerns we hear from businesses looking to relocate, expand, or even stay in Colorado. There are many stakeholders who need to rally to address our housing crisis, and it is a complicated policy problem, no doubt. We look forward to working with Governor Polis, legislators, local government leaders, and our business community through this bill to craft real incentives and solutions. Statewide awareness of the issue is essential – and while communities need flexibility to best accomplish our collective goals, this bill and the Governor’s leadership will help provide the tools and incentives needed to move us forward,” said J.J. Ament, CEO of Denver Metro Chamber of Commerce.

“Housing for our workforce is critical to a vibrant and sustainable economy. Full stop. The Boulder Chamber stands with Governor Polis and local leaders as they work to eliminate housing development barriers that are inconsistent with our economic, equity and environmental goals,” John Tayer, President and CEO of the Boulder Chamber.

“One community's resident is another community's visitor, and that community's resident is another community's teacher, childcare provider, and or firefighter. Our municipalities are interconnected, yet, we plan housing initiatives as if this issue doesn't cross community borders. It's our duty to work together to solve the housing affordability crisis while maintaining local flexibility to address the housing needs of diverse residents—prioritizing those who are most in need. With smart and thoughtful planning, we can make sure that people aren't priced out of the communities they love, and we can build homes that fit the needs and budgets of all Coloradans,” said Jonathan Cappelli, Executive Director, Neighborhood Development Collaborative.

"Housing is a crisis all over Colorado. Mountain communities have been leading on this issue for years, and we are happy that there is potential for statewide goals that align the entire state, while still respecting the differences in communities," said Glenwood Springs Mayor, Jonathan Godes.

“The climate crisis and the housing crisis are intertwined. We all deserve clean air to breathe and a stable place to call home. That’s why we’re very encouraged by this policy and its potential to help reduce climate emissions, create more diverse housing options to meet the needs of Colorado and help Colorado build a more sustainable and equitable future,” said Kelly Nordini, CEO of Conservation Colorado.

“Across Colorado, there are servers and cooks, janitors and maintenance staff, home health and childcare workers earning far too little to live in the communities where they work. In this effort to more sustainably share our land while expanding housing supply, we must increase the number of homes affordable to people living on low and fixed incomes and prevent the displacement of vulnerable communities. We appreciate the openness of the Governor’s and departmental staff and the legislature on these critical considerations and are committed to ongoing conversations with them, bill sponsors, and fellow stakeholders as we work together to get it right,” Kinsey Hasstedt, State and Local Policy Director, Enterprise Community Partners.

“When it comes to talent recruitment and workforce development, Colorado’s limited housing supply and affordability is a growing concern for businesses statewide. We are in desperate need of new tools and incentives to increase the development of new housing, especially in high-demand areas where employers are looking to attract a diverse collective of workers. We applaud Governor Polis for his leadership to streamline

development and deploy new tools to ensure our communities can support long-term growth in Colorado's workforce and economy," said Loren Furman, President & CEO, the Colorado Chamber of Commerce.

"We applaud Governor Polis' bold leadership aimed at addressing the state's housing inventory crisis. The Governor's plan is smart and will make a real difference, cutting red tape, promoting sustainability, and getting the people of this state the housing solutions they so desperately need," said redT Homes CEO, Nathan Adams.

"Addressing the housing crisis requires state and local governments to come together to create effective change that will allow more affordable housing to be built, faster. By breaking down barriers and building the most affordable type of housing options, more Coloradans will be able to find the home they deserve, and our communities will continue to flourish," said Westminster City Councilor Obi Ezeadi.

"Colorado has a unique opportunity to become a national model in our approach to addressing our housing crisis as we work collaboratively across sectors to better leverage our state and local resources. The policy goals in the More Housing Now bill will streamline regulations, making it easier to increase wealth equity, housing supply, and the variety of housing types necessary to make sure every Coloradan has a place to call home," said Pat Hamill, CEO, of Oakwood Homes.

"The unaffordability of housing in Colorado has reached crisis levels, and this often causes a terrible domino effect related to food security, transportation, health, and education. Having a safe and affordable home—whether you rent or buy—is key to quality of life and economic security. So, this is a welcome, much-needed legislative solution," said Papa Dia, Executive Director, the African leadership Group.

"I emphatically applaud Governor Polis's inspirational leadership; a new Coloradan housing future is upon us. The goal must be to end our housing depression. Let us start with the first point on the value chain, let us start with our codes, let us scrutinize our scale decisions, and let us build the homes that Coloradans require to thrive," said Peter LiFari, Chief Executive Officer of Maiker Housing Partners.

"When Colorado builds better, Colorado is better. Not only will this bill infuse housing affordability back into our communities, but it will also tackle issues core to keeping Colorado the best place to live. It will diversify the types of homes available so people have options to rent or buy, keeps people in the homes and communities where they've lived for generations, ensures there is statewide planning to accommodate homes that people can afford for every budget, saves taxpayer dollars on sprawling infrastructure projects, conserves water and our beautiful open spaces, and begins to reverse our climate crisis. The benefits of statewide planning and regional coordination are endless," said Ray Rivera, Colorado Builds Better.

"The lack of affordable housing options is a crisis affecting our entire State, and requires immediate action. Housing is a fundamental human need and government plays a role ensuring an equitable pathway for everyone. We look forward to continue to collaborate with the State in order to holistically address the housing crisis," said Raymond C. Lee III, Greeley City Manager.

"We're encouraged to see Governor Polis, the state legislature and local leaders taking the lead to create systemic changes to our state's land use policies. The lack of affordable housing directly affects our teacher shortage, which in turn directly affects the quality of our students' education. Where affordable housing is hard to find, so are educators," said Rob Gould, President of the Denver Classroom Teachers Association.

"Affordable and attainable housing remains one of the most critical needs in mountain destination communities. I applaud the Governor and legislature for bringing forward a viable solution for barriers currently preventing communities and businesses from creating more housing options locally. With the proposed changes in legislation, communities, and businesses like Steamboat Ski Resort, can identify new ways to create more affordable and attainable housing opportunities for our workforce; ultimately supporting our economy and providing a foundation for locals to thrive," said Rob Perlman, President & Chief Operating Officer, Steamboat Ski & Resort Corporation.

“Governor Polis is putting small businesses first by tackling the housing crisis head on. Colorado Springs has a thriving small business community, but it’s become increasingly challenging for workers to find affordable housing. This is an issue that affects all wage and salaried workers. Lowering housing costs with sustainable solutions will attract small businesses and incentivize home-grown talent to stay in Colorado Springs,” said Rodney Gullatte, Jr. CEO of Firma IT Solutions in Colorado Springs.

“Our Governor has been at the forefront of our major issues in Colorado from education and health to employment and housing, his leadership is transformative,” said Rudy Gonzales, Servicios de la Raza.

“Our health care workers are experiencing our housing crisis both professionally and personally. First, they can’t afford to live in or near the communities they serve because there aren’t homes that fit their needs and budgets. Second, when they go to work, they treat patients experiencing the health impacts of our poor air quality, largely caused by heavy traffic and commuting emissions. This solution will help ease the extreme burden housing costs have on our health care workforce while making our air cleaner and healthier for their patients,” said Sabrina Pacha, Senior Director, Healthy Air and Water Colorado.

“Surveys by AARP show most Coloradans, including older adults, prefer to live in walkable neighborhoods that offer a mix of housing and transportation options,” said Sara Schueneman, AARP Colorado State Director.

“Maximizing middle housing helps keep people in the neighborhoods they want to age in with dignity.”

“Middle Housing can provide a community with a wider range of housing options, at various price points, while maintaining the character of the community. They also provide the size and affordability options that people of all ages — including older adults — need but can’t often find,” Schueneman added.

“As both a City Councilor and an urban planner working in the Denver region, I support the Governor’s office and legislature’s goal of addressing our housing needs through strategic planning and policy. We are at a critical juncture where growth has outpaced our housing supply, placing many out of reach of housing they can afford. The framework of this bill provides a path toward diversifying and adding housing where we have the capacity to grow. While it’s still a work in progress and will be refined further, the goal of this bill is to offer flexibility to each community, respecting our Colorado culture of local control. Our communities are all very different—from our location and access to transit, to whether we’re built out or still growing--and we all need tools that will meet us where we are today and where we’re headed in the future. I look forward to further refinement of this vision,” said Sarah Nurmela, Westminster City Councilor.

“Housing is the biggest issue for the average Coloradan, and we’re deeply grateful that the Governor continues to center housing as a priority. Our current housing crisis demands that we consider every and all solutions. We hope this legislation serves to increase the number of units available and make it possible for more people to have a place to call home,” said Shara Smith, Exec Dir of the Interfaith Alliance of Colorado.

“Colorado’s housing crisis affects all of us, and we must work together to solve it. Whether it’s a teacher, a first responder, or a small business owner—the housing shortage impacts far too many Coloradans. Solutions will require deeper collaboration between state and local governments. I appreciate that this legislation seeks to find the right balance between statewide strategies and the unique nature of each community across Colorado,” said Tamara Pogue, Summit County Commissioner.

“The new legislation addresses a long-standing issue that Colorado communities have been facing. This will hopefully serve its purpose for not only homeowners but also renters who I am hopeful will benefit from this effort,” said Tejwant Mangat, Sikh community leader.

“Affordable housing is an important contributor to student success and also to the well-being of our faculty and staff. The University of Colorado appreciates and applauds the efforts of state and local leaders to find creative solutions so that members of the CU community can continue to call Colorado home,” said CU President, Todd Saliman.



COLORADO
Governor Jared Polis

Legislative Leaders, Gov. Polis, Environmental Advocates, Local Government Officials, Business, Labor, and Community Leaders Launch Comprehensive Package to Create More Housing Now

WEDNESDAY, MARCH 22, 2023

DENVER - Today, Governor Polis, Senate Majority Leader Dominick Moreno, Representative Iman Jodeh, Representative William Lindstedt, Representative Steven Woodrow, Representative Ruby Dickson, environmental leaders, local government officials, housing, business, and labor leaders launched a comprehensive plan to help create more housing now for every Colorado budget. Governor Polis, in partnership with the legislature, is focused on increasing housing options by cutting red tape and allowing and incentivizing efficient housing production that meets the needs of local communities.

“By cutting red tape, legalizing more housing choices, strengthening property owners' rights, and planning for future growth, we can create more housing at a lower cost in Colorado communities near where people work or play,” said Governor Polis. “Thank you to this unprecedented broad coalition of business and labor, environmentalists and housing advocates, local elected officials and community leaders who have come together to support an effective Colorado solution to our housing challenges.”

“Every Coloradan deserves a safe and affordable place to live, and this proposal will allow us to create a smart, holistic approach that will expand the menu of housing options families and communities are able to choose from,” said Senate Majority Leader Dominick Moreno, D-Commerce City. “Working Coloradans are tired of being priced out of where they live. This bill will cut red tape and expand our housing supply to make sure more Colorado families have a place to call home.”

“This collaborative proposal will save Coloradans money on housing and make it easier for people across our state to find a place to live that fits their budget,” said Rep. Steven Woodrow, D-Denver. “Our housing shortage is driving up the cost of living, straining our economy and forcing people to leave their communities or commute further to work. We need to allow property owners the right to build different types of housing like ADUs, duplexes and triplexes to increase our housing stock and make housing more affordable while also respecting the character of local communities.”

“From seniors who want to downsize to young adults looking to buy their first home, this plan will help Coloradans across the board find housing that works for them and their budget,” said Rep. Iman Jodeh, D-Aurora. “Seniors and essential workers like teachers, firefighters, nurses and child care providers deserve to live in their communities instead of being pushed out. Coloradans are depending on us to work together and pass meaningful and effective legislation that creates more options for property owners to build more and different types of homes that will drive down housing costs in our state.”

“Colorado is growing, but artificial limits on who can live where are straining communities, contributing to long commutes and poor air quality, and costing families money on housing and so much more,” said Rep. William Lindstedt, D-Broomfield. “Making sure Colorado has enough housing is a statewide concern that impacts every community and the economic well-being of everyone in our state. Lifting anti-growth laws will help us build

the housing Coloradans need, improve our air quality and environment, and stop the irreparable harm to hardworking people from arbitrary limits that drive up the cost of housing.”

“This bold legislation will reduce the cost of housing and allow Coloradans to build the homes they want and need,” said Rep. Ruby Dickson, D-Centennial. “Policies that arbitrarily limit our housing supply have far-reaching consequences: they burden Colorado families with high housing and transportation costs, while making it harder to attract new businesses. Eliminating baseless limits on housing construction will save families money, create jobs, and make it easier for hardworking people to find a home in the communities they love. Coloradans are looking to us to craft commonsense policies that make our state more affordable, and this proposal will make a big difference in this effort.”

The comprehensive plan establishes a framework for more housing in municipalities while providing flexibility for local leaders to implement the standards to meet their community's needs. The proposal establishes ways for the state and local communities to work together to develop strategies to meet housing goals more broadly and avoid regional imbalances in housing production.

State lawmakers and the Governor were joined today by Teller County Commissioner Dan Williams, Boulder Mayor Brockett, Summit County Commissioner Tamara Pogue, Elise Jones who leads SWEEP, J.J. Ament CEO of Denver Metro Chamber of Commerce, Jonathan Cappelli, Executive Director, Neighborhood Development Collaborative, Rob Gould, President of the Denver Classroom Teachers Association and Dennis Eulberg, Executive Director for Colorado Professional Fire Fighters. [Earlier today](#), many environmental champions, housing advocates, the business community and labor leaders, local government officials, and community members offered their support for this comprehensive plan.

The proposal also includes opportunities for local communities to implement solutions that are able to address unique circumstances and build on prior local efforts that address housing abundance and affordability. By creating more housing supply, this proposal will lead to increases in home options for every budget so that Coloradans can live in the communities they want without being priced out. The plan also helps us improve air quality, protect open space, conserve our water and plan for future growth while helping prevent displacement.

The plan outlines goals to create more housing now including:

- Legalizing the ability to build more affordable housing types like ADUS, duplexes, triplexes, or townhomes.
- Incentivizing more multifamily housing in or near transit-oriented and walkable communities to lessen the number of cars on the road, improving air quality, reducing pollution, and saving people money on commutes.
- Cutting red tape and reducing building limitations to decrease building time and cost and giving more options and flexibility for homeowners to build on their land.
- Assessing statewide housing needs and identifying affordability strategies tailored to local and regional needs. Provide a framework for state, regional, and local agencies to strategically align investments and policies and track progress.
- Constructing more homes and creating jobs by eliminating arbitrary laws that prevent property owners from building the housing units local communities need.

Many Coloradans are being forced out of their neighborhoods with no hope of ever living close to where they work, which means more congestion on our roads, more money spent on commuting, more pollution, and greater economic challenges. Aging seniors who want to downsize, young people living on their own, and first-time homebuyers can't find homes because there isn't enough inventory and the available homes are too expensive. If we don't act now, we risk facing the point of no return and becoming like California. This is not a

problem that can be solved by one city, town, or local government alone. This is a statewide crisis that needs a state-level solution.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. E. a.

MEMO TO: Honorable Mayor and City Council

FROM: LINDA SMITH, CITY CLERK

SUBJECT: Openings on City Advisory Boards Information

Attachments

Openings on City Advisory Boards



City of Cortez
123 Roger Smith Ave.
Cortez, Co. 81321

Linda Smith
City Clerk
123 Roger Smith Ave.
Cortez, CO 81321
lsmith@cortezco.gov

Memorandum

To: CORTEZ CITY COUNCIL

From: Linda Smith, City Clerk

Date: March 22, 2023

RE: OPENINGS ON CITY ADISORY BOARDS

BACKGROUND

The City of Cortez has eight advisory boards which citizens of the community serve. Terms for the citizens vary depending upon the board. Board appointments are made twice a year (May and November) with notice given of the openings on the boards prior to any re-appointments/new appointments of the board members. Notice of the openings will be placed on the City's website, Facebook, and the Cortez Journal. Also notice will be placed at the front door of City Hall and sent to various organizations for posting to their membership. If Council or the public knows of interested candidates please have them email their Letter of Interest to the City Clerk at lsmith@cortezco.gov or drop their letter off at City Hall, 123 Roger Smith Avenue.

DISCUSSION

Following are the openings/terms ending on various Boards as of April 2023:

- Cortez Public Arts Board – four seats (one could potentially be re-appointed) and one student representative.
- Historic Preservation Board – three seats (all three could potentially be re-appointed).
- Parks, Recreation, and Forestry Advisory Board – two seats (one could potentially be re-appointed) and two student representatives.
- Golf Advisory Board – one student representative.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. E. b.

MEMO TO: Honorable Mayor and City Council

FROM: LINDA SMITH, CITY CLERK

SUBJECT: Thank you from Montezuma County Health Department

Attachments

Montezuma County Health Dept. Thank You



Montezuma County Health Department

106 West North Street
Cortez, Colorado 81321-3189

(970) 565-3056
Fax: (970) 565-0647

Mallorye Bane
106 W North Street
Cortez CO 81321
December 28, 2022

Rachel Medina
123 Roger Smith Ave.
Cortez CO 81321

Dear Rachel Medina and members of Cortez City Council,

It is with extreme gratitude that I write this letter of thanks. The grant money, totaling \$1,380, recently awarded to Montezuma County Public Health Department and Montelores Nurse-Family Partnership by the City of Cortez is a true blessing to the families that we serve in our community. The money will be used carefully and with respect, to purchase sleep sacks and pack 'n' plays for our families to promote safe sleeping arrangements.

Without this grant, we would not be able to provide our families with these tools for safe sleep. This grant also helps take financial burden off of the families we serve when it comes to providing safe sleeping arrangements for their newborns.

Thank you for helping Montezuma County Public Health Department and the Montelores Nurse-Family Partnership continue to support high risk families in the community.

Sincerely,

Mallorye Bane, RN, BSN
Montelores Nurse-Family Partnership Supervisor
Montezuma County Public Health Department



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

03/28/2023

Agenda Item: 2. E. c.

MEMO TO: Honorable Mayor and City Council

FROM: DONNA MURPHY, DEPUTY CITY CLERK

SUBJECT: Minutes for the Board of Commissioners, Montezuma County, Colorado for February 28, 2023.

Attachments

BOCC Minutes 02.28.2023

**PROCEEDINGS OF THE BOARD OF COMMISSIONERS
MONTEZUMA COUNTY, COLORADO
February 28, 2023**

STATE OF COLORADO)
) ss.
COUNTY OF MONTEZUMA)

At a regular meeting of the Board of Commissioners, Montezuma County, Colorado, held on Tuesday February 28, 2023 at the Montezuma County Administration building in Cortez, Colorado, there were present:

Jim Candelaria, Chairman
Kent Lindsay, Vice Chairman
Gerald Koppenhafer, Commissioner of Deeds
Travis Anderson, County Administrator
Ian MacLaren, County Attorney
Kim Percell, County Clerk

CHAIRMAN, CANDELARIA opened the meeting of February 28, 2023 with the Pledge of Allegiance.

MINUTES: Commissioner Koppenhafer moved to approve the minutes of the Proceedings of the Board of Commissioners Montezuma County, Colorado dated Tuesday, February 21, 2023 as presented. Motion was seconded by Commissioner Lindsay and carried.

PLANNING: Planning Director, Don Haley along with **Assistant, S. Jane Duncan** presented for discussion and approval of a Boundary Line Adjustment Application submitted by **Anthony & Gina Denten**, on properties located at 16045 Road R.75, Cortez, CO, consisting of 39.84 acres, more or less & TBD Road R.75, Cortez, CO, consisting of 29.93 acres, more or less, both located north of Road P, west of Road 17, situated in Section 29, Township 37N, Range 17W, N.M.P.M. Mrs. Denten was present. Commissioner Lindsay moved to approve the boundary line adjustment application submitted by Anthony & Gina Denten, on properties located at 16045 Road R.75, Cortez. Second by Commissioner Koppenhafer and carried. (See Attached)

PLANNING: Planning Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Subdivision Amendment to the **Fox Run Development**, 2nd Amendment,

submitted by **Ute View Farms**, on property located at 7255 Hwy 160/491, Cortez, CO, consisting of 9.78 acres, more or less, located west of Hwy 160/491, situated in Section 4, T.35N., R.16W., N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures of a Mylar for a Commercial Planned Unit Development Amendment for **Mancos Valley Storage**, submitted by **Will & Sandra Lochte; agent: Erin Johnson**, on property located at 40575 Hwy 160 BR, Mancos, CO, consisting of 3 acres, more or less, located north of Hwy 160 BR, west of E. Monte St., situated in Section 29, T.36N., R.13W., N.M.P.M.

PLANNING: Director, Haley along with **Assistant, Duncan** presented for signatures of a High Impact Amendment for **Mancos Valley Storage**, submitted by **Will & Sandra Lochte; agent: Erin Johnson**, on property located at 40575 Hwy 160 BR, Mancos, CO, consisting of 3 acres, more or less, located north of Hwy 160 BR, west of E. Monte St., situated in Section 29, T.36N., R.13W., N.M.P.M.

PUBLIC COMMENT: No public comment was made.

BOARD OF SOCIAL SERVICES MONTHLY REPORT: It being the time set aside, the Board of Social Services was conducted. **Assistant Director, Louann Everett** and **Finance Officer, Lori Higgins** were present. (See attached)

PUBLIC HEALTH: Public Health Director, Bobbie Lock, Assistant Director, Laurel Schafer along with the **Katy Maxwell** and **Holly Hyde** met with the Commissioner for a monthly report. Director Lock reported on the Lor Foundation Grant award, the availability of car seat / booster seats, delivery and distribution of the Naloxone shipment and the **Fentanyl Test Strip Program**. Ms. Maxwell and Ms. Hyde presented the **Suicide Prevention in Montezuma County (CNC) Colorado National Collaborative Annual Report**. A discussion was held regarding COVID statistical data reports. Assistant Director Schaefer discussed data collection within Montezuma County. (See attached)

VETERANS SERVICE: Veteran Service Officer, Frank LoBue was not available to give a monthly report.

SENIOR SERVICES: Lori Thompson was not available to give a monthly report.

CSU EXTENSION OFFICE: Extension Director, Emily Lockard met with the Commissioners for a monthly report. Director Lockard reported that the new program assistant had completed the on-boarding process and they are now fully staffed. A discussion was held regarding the scheduled Advisory Board meeting and the received letters of interest, for the **2023 Proposed Extension Advisory Committee Terms**. Commissioner Koppenhafer moved to appoint the 2023 Proposed Extension Advisory Committee Terms as presented, a one year term for **Don Baine** to expire in 2024, a one year term for **Taylor Oliver** to expire in 2024, a two year term to expire in 2025 for **Abdel Berrada**, a two year term to expire in 2025 for **David Temple**, and a three year term to expire in 2026 for **Gayel Alexander**. Second by Commissioner Lindsay and carried. Other topics discussed included; an **Open House** scheduled for March 6, 2023 from

3:30 to 6:30, the January **Grazing Workshop**, the January “**Women’s Risk Management in Agriculture**” course called **Annie’s Project**, the scheduled **Livestock and Forage Grower Update Webinar**, the postponement of the **Pruning Workshop** to March 17, 2023, the **CSU Rural Engagement Initiative**, a scheduled **Mental Health Listening Session**, proposed county based suicide data relating to drought severity, scheduled **Comet Training**, the **Highly Pathogenic Avian Influenza (HPAI)**, the **CSU Producer Custom Rate Survey**, the **Drought Advisor Program** and the development of drought plans, warm season cover crops, the **Colorado Ag. Water Alliance** grant funding, soil probe installs through the **Star Plus Soil Health Program**, and the development of a **Colorado Master Irrigation Class**. (See attached)

EMERGENCY MANAGEMENT: Emergency Manager, Jim Spratlen met with the Commissioner and gave a monthly update. Manager Spratlen presented the **Monthly Situational Report** for discussion and review. Topics discussed included; the Drought Disaster Declaration, water capacity, snow pack, COVID updates, statistical data, communications, the **FEMA Integrated Public Alert & Warning System (IPAWS)**, the **Emergency Management Performance Grant (EMPG)**, the Debris Management Plan, the attended Public Information Officer / Emergency Manager Conference, the spring runoff, a reunification drill, School Base Incident Training, the Access Functional Needs Workshop, a scheduled Pipeline Class, scheduled Public Information Officer Training, Regional ICS Training, the Incident Management Team Class, the Emergency Operations Center Manager Certification, the Incident Commander and Logistics Section Type 3 re-certification, an updated weather report, proposed emergency management legislation and a proposed Wildfire Resiliency Code Board. (See attached)

*Manager Spratlen encouraged all Montezuma County residents to sign up to receive **Nixel Alerts**. (Text your zip code to 888777)*

UNFINISHED BUSINESS:

DISCUSSION: The **Community Intervention Program (CIP)** contract, between the Montezuma County Administration and **Southwest Colorado Mental Health Center Inc., D.B.A Axis Mental Health Services**, along with the Community Intervention Program (CIP) contract, between the Montezuma County Administration and **Cortez Fire Protection District** were presented for discussion and approval. Commissioner Koppenhafer moved to approve the Contract for Community Intervention program between the Montezuma County Administration Colorado and Southwest Colorado Mental Health Center D.B.A Axis Health System and the contract between Community Intervention Program between the Montezuma County Administration Colorado and the Cortez Fire Protection District. Second by Commissioner Lindsay and carried. (See attached)

NEW BUSINESS:

SPECIAL EVENT LIQUOR LICENSE: Deputy Clerk, Jerri Frizzell presented for approval a Special Event liquor license application for the **Kiwanis of Mesa Verde**. The event is scheduled for May 6, 2023, from 5:00 p.m. to 11:00 p.m., and will be held at the Montezuma County Fairgrounds. Commissioner Koppenhafer moved to approve the application for a special events permit, for the Kiwanis of Mesa Verde, at the Montezuma County Fairgrounds on May 6, 2023. Second by Commissioner Lindsay and carried. (See attached)

LIQUOR LICENSE: Deputy Clerk, **Jerri Frizzell** presented a liquor license renewal application for the **Mancos Brewing Company LLC.**, located at 484 East Frontage Road, Mancos, CO., 81328. Commissioner Lindsay moved to approve the Mancos Brewing Company's, retail liquor, or fermented malt beverage license renewal application, located at 484 East Frontage Road, Mancos, CO. Second by Commissioner Koppenhafer and carried. (See attached)

ADDITIONAL UNFINISHED BUSINESS:

DISCUSSION: The **Landfill's Compost Pad Proposal** was postponed to a later date.

DISCUSSION: Baler wire cost estimates for the Landfill, were presented for discussion and approval. The lowest bid received was from **Baling Wire Direct** in the amount of \$25,728.00. Commissioner Koppenhafer moved to approve the bid from Baling Wire Direct, for the Landfill wire, in the amount of \$25,728.00, for 15 stems of 11 gauge galvanized Hi-Ten stem wire. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: A discussion was held regarding the **Strategic Planning Services** provided by the **Department of Local Affairs (DOLA)** at no cost. The Commissioners were in agreement to move forward with the Strategic Planning Services offered by the Department of Local Affairs (DOLA). The previously received, strategic planning services bids included; **ZILO** in the amount of \$40,000.00, **Better City** in the amount of \$30,000.00, **Berry Dunn** in the amount of \$54,900-\$70,000.00, **Same Page Solutions** in the amount of \$10,980-\$12,255.00 and **TPMA** in the amount of \$66,892-\$79,542.00. (See attached)

DISCUSSION: A discussion regarding County vehicles owned by Montezuma County being used out of county was postponed to the March 23, 2023 meeting.

DISCUSSION: A discussion was held, regarding the Montezuma County Sheriff's **Marijuana Black & Gray Enforcement Grant #2022-2023 GBMJ-23-259**, in the amount of \$11,945.91. Commissioner Koppenhafer moved to approve the Marijuana Black & Gray Enforcement Grant #2022-2023 GBMJ-23-259 in the amount of \$11,945.91. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: A discussion was held, regarding Montezuma County Sheriff's **Gaming Impact Grant #22-014 Project Grant Award for 2022-2023**, in the amount of \$118,000.00 for the 2023 Award and a total amount of \$198,349.07. Commissioner Lindsay moved to sign the Gaming Impact Grant, #22-014 Project Grant Award for 2022-2023, is \$118,000.00, with a rollover making it a total of \$198,349.07. Second by Commissioner Koppenhafer and carried. (See attached)

GIS MAPPING: GIS Manager, **Doug Roth** met with the Commissioner to present for approval, **Resolution #06-2023**, a **Resolution Revising and Establishing the Three Commissioners Districts**. Commissioner Koppenhafer moved to approve Resolution #06-2023, a resolution revising and establishing the three Commissioners Districts, for Montezuma County. Second by Commissioner Lindsay and carried. (See attached)

DISCUSSION: The **MOCO Public Transportation, State of Colorado SUBAWARD Agreement #23-HTR-ZL-00071/491003112** in the amount of \$272,540.00, was presented for approval. Commissioner Koppenhafer moved to approve the State of Colorado SUBAWARD agreement between Montezuma County Department of Transportation #23-HTR-ZL-00071/491003112, in the amount of \$272,540.00. Second by Commissioner Lindsay and carried. (See attached)

NATURAL RESOURCES, PLANNING & PUBLIC LANDS: Resource Director, James Dietrich, no report given.

COUNTY ATTORNEY REPORT: County Attorney, Ian MacLaren reported that the Colorado Supreme Court had issued a written ruling in the Colorado Property Tax Administrator VS CO2 Committee case. Attorney MacLaren also discussed correspondence received from the Public Health Department regarding properties that had installed septic systems, but had not completed the permitting process. A hearing schedule will be developed for non-compliance properties.

ADMINISTRATOR REPORT: County Administrator, Travis Anderson gave a weekly report. Topics discussed included; gathering salary and FTE information for the Sheriff's office, the scheduled Leadership Training, the Fairground's Solar Project, the CCI legislation meeting, the scheduled CSU Advisory Board meeting, development of Vision / Mission Statements and the scheduled Representative/ Noxious Weed meeting.

COUNTY COMMISSIONER REPORT: Topics discussed within the Commissioners reports included: **Commissioner Koppenhafer** discussed constituent phone calls. **Commissioner Lindsay** mentioned gratitude for the County Road crews during the past snow storms and the scheduled Cortez City Council and CSU Advisory Board meetings. **Commissioner Candelaria** reported that the Housing Authority meeting had been cancelled, reported on the CCI legislation discussions and the attended Town of Dolores Board meeting.

Chairman Candelaria announced the meeting would reconvene at 1:30 p.m. for the Alkali Creek Bridge Project Bid Opening.

ALKALI CREEK BRIDGE PROJECT BID OPENING: Road and Bridge Supervisor, Rob Englehart met with the Commissioners for the bid openings of the **Alkali Creek Bridge Project**. Bids received included: **Ralph L Wadsworth Construction Company, LLC**, in the amount of \$2,960,275.85 and **D&L Construction** in the amount of \$2,682,491.00. The Bids will be reviewed for a future award. (See attached)

MOTION TO ADJOURN: Commissioner Lindsay moved to adjourn, seconded by Commissioner Koppenhafer and carried.

CORRESPONDENCE: The following correspondence was read and noted:

MEETING ADJOURNED: 1:32 p.m.

Clerk

February 28, 2023

Chairman