



SILVERTON HOUSING AUTHORITY, BOARD OF TRUSTEE WORK SESSION & REGULAR MEETING –
Silverton Board of Trustees
Silverton Town Hall – June 24, 2024
Call to Order & Roll Call –Work Session @5:00pm, Silverton Housing Authority @ 6:00pm and
Regular Meeting @7:00pm

ATTENTION: The Town of Silverton Trustee meetings are being conducted in a hybrid virtual/in-person. Instructions for public participation in Town Trustee meetings are as follows:

- Zoom Webinar Link: <https://us02web.zoom.us/j/88637487127>
- By Telephone: Dial 669-900-6833 and enter Webinar ID 886 3748 7127 when prompted.
- YouTube (live and recorded for later viewing, does not support public comment):
www.youtube.com/channel/UCmJgal9IUXK5TZahHugprpQ

If you would like to make a public comment during a specific Agenda Item, please submit a request to the Town Administrator at gkaasch-buerger@silverton.co.us

MEETING PROTOCOLS: Please turn off cell phones; be respectful and take personal conversations into the lobby. The public is invited to attend all regular meetings and work sessions of the Board of Trustees. Please be advised, public comment will not be taken during the work session meetings. Closing Public Comment must be related to an agenda item.

Work Session @5:00pm

- 1) Land Use and Development Code- Hazard Overlays

Silverton Housing Authority @ 6:00pm

- 1) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 2) Directors Report
- 3) Zononi Conceptual SHIP plan review

Regular Meeting @ 7:00pm

- 1) Staff and/or Board Revisions to Agenda
- 2) Public Comment - *Comments must be limited to three (3) minutes in duration.*
- 3) Presentations/Proclamations
 - a) Introduction to the Silverton Creative District- Lisa Branner, Director
- 4) New Business
 - a) PUBLIC HEARING: 24-15 OVR: A request for Exterior Building Alterations on an Existing Commercial Structure within the Architectural Review Overlay District (AROD) and Historic Overlay District Located at 1337 Greene Street.
 - b) Historic Review Committee Vacancy
 - c) Resolution 2024-14 A Resolution of the Town of Silverton Adopting the San Miguel County and Ouray County Regional Climate Action Plan San Juan County and Town of Silverton Appendix



- d) Library Board Vacancy
- e) New Special Event: Cruiser on the Rocks July 24th
- f) Regular Meeting Agenda Proposed Changes
- 5) Consent Agenda
 - a) Payroll
 - b) Meeting Minutes 6.10.24
 - c) Accounts Payable
 - d) April Sales Tax Report
 - e) Special Event Notice: Aravaipa Alpine Run July 6th and Kendall Run July 7th
 - f) Special Event Notice: Hardrockers Holidays August 9th-11th
 - g) Special Event Notice: Colorado Ride August 19th
- 6) Staff Reports
- 7) Committee/Board Reports
 - a) 6.11 Historic Review Committee Meeting
 - b) 6.12 Personnel and Ordinance Committee Meeting
 - c) 6.17 Finance Committee Meeting
 - d) 6.18 San Juan Regional Planning Commission-Town Hall
- 8) Trustee Reports
- 9) Continued Business
- 10) Public Comment
- 11) Request to enter executive session pursuant to CRS 24-6-402(4)(b) Conferences with an attorney for the purposes of receiving legal advice and update on the Silverton Square Building

Adjourn

Up-coming Meeting Dates:

- 6.25 @4pm Utility Committee Meeting
- 6.27 @6pm Land Use Code Community BBQ @Kendall
- 7.8 @7pm Regular Meeting

End of Agenda



**Silverton Housing Authority
Director Report**

Department: Housing
Head of Department: Anne Chase
Date of SHA Board meeting: 06/24/2024

For immediate Trustee consideration:
CHFA Technical Assistance: Zanoni Parcel Conceptual Plans

Regular Meetings & Communication:

- 6/12 Board of County Commissioners Meeting
- 6/12 Elevation Community Land Trust Meeting Re: Anvil Multifamily Development
- 6/14 Region 9 Housing Team Leads Weekly Check-In
- 6/17 Brownfield Kickoff: Boxcar Apartment Site Visit with Ramboll and Engineer Mountain Inc.
- 6/18 DOLA TA Application Follow-up Interview
- 6/20 DOLA Monthly Housing Peer Exchange

Top on the TO DO list:

- Determining financing sources for Anvil Multifamily Development.
- Creating SHA Affordable Housing Guidelines.
- Silverton Housing Authority website content plan.

Grants (applications, updates, awards):

- Follow-up Interview for DOLA TA 6/18.
- Final phase of contract execution for Local Planning Capacity Grant.
- IHOI, LPC, EIAF, HDG grant quarterly reports due July 15.
- CHFA SHIP underway.

Upcoming Issues:

- Silverton Housing Authority Affordable Housing Guidelines.
- Beginning Housing Market Study with Western Spaces LLC.
- Silverton Housing Authority is next in line for a COSIPA website creation/design.

Notable completed tasks:

Received funding for Housing Market Study from SJC Board of County Commissioners.

Ongoing Project Updates:

Boxcar Apartment Site Kick-off 6/17 with Engineer Mountain Inc. & Ramboll Environmental (Brownfield Grant).
SJDA Anvil Single Family homes: #2 closed 6/7. #3 Dried-in. #4 Foundation dig soon.
COSIPA Website for SHA: SHA is next in the queue for website development service. Estimated start: mid-July.
Building Better Places Action Plan: Strategy 4: Communications & Messaging Action #2: Outline desired web content. Strategy 2:

	<p>Policy, Action 3. Acquire local builder/developer affordable housing plans to create a housing “Pattern Book”. Began conversations with Mountain Studio Architects about creating a proposal for the project to use for a grant application.</p> <p>CHFA Small Scale Housing Technical Assistance: Zanoni Parcel: Received 4 conceptual site layouts.</p>
<p>Learning/ Professional Development: 6/20 DOLA Monthly Housing Professionals Peer Exchange Topic: Housing Authorities</p>	



AGENDA MEMO

SUBJECT: Zanoni Conceptual Plans Review
MEETING DATE: 6/24/2024
STAFF CONTACT: Anne Chase

Overview:

Town of Silverton / Silverton Housing Authority was accepted into the Colorado Housing and Finance Authority (CHFA)'s Small Scale Affordable Housing Innovation Program in March 2024. This program includes pro-bono technical assistance for small-scale affordable housing projects consisting of initial concept design / master planning, financial viability modeling, and a recommended action plan to advance the Zanoni Parcel. Town of Silverton has been part of this program once before for the [Anvil Mountain Subdivision Predevelopment Conceptual Plan](#). We can expect a similar outcome from this program for the Zanoni property.

The project Kick-off meeting was held on April 23, 2024. The meeting started at the Zanoni parcel for a site visit. The meeting was attended by Town Staff, Silverton Housing Authority Staff & some Board members, CHFA Staff, and project Consultants. After the site visit, we returned to Town Hall and created preliminary layouts for the neighborhood using Legos and to-scale maps of the property.

Consultants Tim Reinen and Joeseeph Espinosa, have developed four preliminary conceptual layouts. The objective of this SHA meeting is to select a conceptual layout for the consultants to further develop a financial model and action plan. Choosing a concept at this stage is not a commitment to build or develop that specific layout. This predevelopment conceptual plan will be utilized for grant applications and future discussions with developers for this parcel.

Staff seeks direction from the SHA Board on which concept to move forward through the CHFA SHIP Program. Staff recommends analyzing the four conceptual layouts using the Community Goals from the [Compass Mater Plan](#). Relevant goals and conceptual layouts are included in the slide deck attached below.

Motion or Direction:

Suggested Direction: Direction to Staff and the consultants of the CHFA SHIP program to move forward with Concept # (insert concept number) to further develop financial and project modeling within the scope of the CHFA SHIP Program for the Zanoni Parcel.

Zanoni Parcel Conceptual Plans

Colorado Housing and Finance Authority Small
Scale Affordable Housing Innovation Program
Technical Assistance

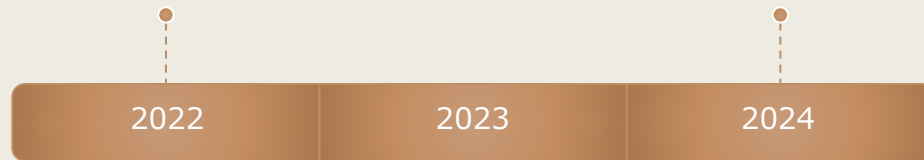
Spring – Summer 2024



Project History

Town of Silverton Purchased the 'Zanoni Parcel' using the IHOI Grant through the CO Department of Local Affairs.

Conceptual Plans (Technical Assistance by CHFA)



Environmental Assessment





CHFA Small Scale Housing Innovation Program

SJDA applied for and was awarded pro-bono technical assistance for project visioning and conceptualization for the Zanoni Parcel.



Architectural & Development Consultants Tim Reinen and Joseph Espinosa were assigned to project.



Result: Conceptual plans with financial modeling for the Silverton Housing Authority to use for future grant applications / conversations with developers / financing opportunities.

The Process:

Conceptual Planning

April 23, 2024: Project Kick-Off.

- Site visit
- Project Visioning

June 4, 2024: 1st Draft Site Massing Options

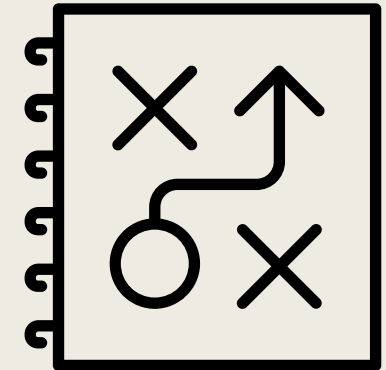
- Staff internal review.

June 24, 2024: SHA Board Review

- Board selects one concept for consultants to move forward with.

TBD July/August 2024: Final Product

- Consultants provide detailed concept drawing, project pro-forma.



Project Visioning

- Vision of Success:**
- Homeownership Opportunities for 140% AMI and below.
 - Year-round homeownership.
 - Built environment that fosters community
 - Net zero emissions / active plans.
 - Simple maintenance (Public Works).
 - Housing variety.
 - Fits in with the character of Silverton.
 - Program meets the needs and wants of the community.

- Failure looks like:**
- Vacant homes.
 - No neighboring community buy-in.
 - Feels isolated / disjointed from the rest of town.
 - Not easy to maintain (Public Works)
 - Poor drainage.
 - No communal feeling / exclusive.
 - Cost overruns / debt.
 - No community buy-in.



Project Visioning Cont.


Desired Amenities:

- Open space.
- Communal space.
- Screening from Hwy 550
- Storm water management
- ADA Compliant



Goal for the 6/24/2024 Silverton Housing Authority Meeting

Select a conceptual plan that best aligns with the highest and best use of the land.



Consultants will move forward with plan to develop financial modeling.



*Selecting a conceptual plan is in no way a commitment to a final design or a promise to develop.

Guiding Principals: Compass Master Plan

Plan for responsible growth and development that contribute to our community and sense of place.

We want to see well-planned growth and quality development that supports our local community. We don't want to lose our small-town character but do want to provide housing & have more full-time residents to support businesses, the school, and expanded services and opportunities.

Expand housing choices, opportunities and affordability for our community.

We want to ensure that we provide housing choices that are affordable to our people: the elderly, young families, our workforce, and the Hispanic community.





HIGHWAY SCREENING

ADJACENT NEIGHBOR

RESIDENT PARKING

COMMUNITY PARK

RT. 550

RESIDENT PARKING
34' STREET R.O.W.

5TH STREET

FUTURE DEVELOPMENT

CONCEPT A

SINGLE FAMILY W/ ACCESSORY UNIT

- (7) 2 BEDROOM UNITS
- (7) 1 BEDROOM UNITS

TOWNHOMES

- (4) 3 BEDROOM UNITS
- (4) 2 BEDROOM
- (4) 1 BEDROOM

TOTAL UNITS: 26 UNITS

*Concerns from Public Works about snow storage.



RT. 550

HIGHWAY SCREENING

ADJACENT NEIGHBOR

RESIDENT PARKING
34' STREET R.O.W.

5TH STREET

FUTURE DEVELOPMENT

CONCEPT A-1

SINGLE FAMILY W/ ACCESSORY UNIT

- (7) 2 BEDROOM UNITS
- (7) 1 BEDROOM UNITS

DUPLEXES

- (6) 3 BEDROOM UNITS

TOWNHOMES

- (4) 3 BEDROOM UNITS
- (4) 2 BEDROOM
- (4) 1 BEDROOM

TOTAL UNITS: 32 UNITS

*Concerns from Public Works about snow storage.

*Concerns from Sheriff's Dept. about parking density on 5th street.



CONCEPT B

DUPLEXES

(10) 3 BEDROOM UNITS

TWO STORY MULTIFAMILY

(4) 2 BEDROOM UNITS

(16) 1 BEDROOM

TOTAL UNITS: 30 UNITS

*Concerns from Sheriff's Dept. about parking density on 5th street.



RT. 550

HIGHWAY SCREENING

ADJACENT NEIGHBOR

RESIDENT PARKING

RESIDENT PARKING

34' STREET R.O.W.

5TH STREET

FUTURE DEVELOPMENT

CONCEPT C

DUPLEXES
(12) 3 BEDROOM UNITS

TWO STORY MULTIFAMILY
(4) 2 BEDROOM UNITS
(16) 1 BEDROOM

TOTAL UNITS: 32 UNITS



Suggested Direction:

Direction to Staff and CHFA
Technical Assistance Consultants
to focus on Concept ___ for
further planning and visioning
for the Zanoni Parcel.

