

**SILVERTON HOUSING AUTHORITY
REQUEST FOR PROPOSALS**

Anvil Multi-Family Development 2024-2026

Anvil Mountain Subdivision, Silverton, CO 81433

POSTED

03/12/2024

SUBMITTAL DUE DATE

04/16/2024

6:00pm

Silverton Housing Authority C/O
Town of Silverton
1360 Greene Street
PO Box 250
Silverton, CO 81433
(970) 880-0278
achase@silverton.co.us

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6. 2023 San Juan County Area Median Income: Affordable sale prices and rent.
7. S.H.I.P. Pre-Development Assistance: 2022 Conceptual Plans for Anvil Subdivision.

REQUEST FOR PROPOSALS

The Silverton Housing Authority (“SHA”) seeks proposals from developers, manufacturers, general contractors for the design, construction, and placement of up to ten (10) housing units in Anvil Mountain Subdivision.

Written Inquiries

All inquiries regarding this RFP shall be submitted via email to the Silverton Housing Authority at achase@silverton.co.us which will be taken on a rolling basis. A response from the Silverton Housing Authority to all inquiries shall be sent to the entity submitting the question and posted on the Town of Silverton website.

Submittal Instructions

Submittals are due at the Town Hall (please note address below) or the email (preferred) listed below, for time and date recording on or before 04/16/2024.

Your response can be submitted in the following ways. Please note that an email response to this solicitation is preferred, but is limited to a maximum of 25MB capacity.

It is the sole responsibility of the builder to ensure their documents are received before the deadline specified above. Town of Silverton (“TOS”) and SHA does not accept responsibility under any circumstance for delayed or failed email or mailed submit.

Electronic Submittals: Must be received in the email listed below. Submittals sent to any other email will NOT be forwarded or accepted. Please use the Delivery Receipt option to verify receipt of your email. Email: achase@silverton.co.us; and identify the submittal as “Anvil Multi-Family Development RFP” in the subject line.

-OR-

US Mail: One (1) unbound copy of your submittal, printed double-sided, 12 point, must be submitted in a sealed envelope, clearly marked as Anvil Multifamily Development RFP, to the Silverton Housing Authority C/O Town of Silverton, PO 250, Silverton, CO 81433.

-OR-

Town Hall: Delivered in-person: One (1) unbound copy of your submittal, printed double-sided, 14 point, must be submitted in a sealed envelope, clearly marked as Anvil Multifamily Development RFP, to the Silverton Housing Authority to 1360 Greene Street, Silverton, CO 81433.

All RFPs must be received, and time and date recorded by authorized town staff by the above due date and time. Sole responsibility rests with the Offeror to see that their RFP response is received on time at the stated location(s). Any responses received after the due date and time

will be returned to the offeror. SHA reserves the right to reject any and all responses, to waive any informalities or irregularities therein, and to accept the proposal that, in the opinion of the Authority, is in the best interest of the Silverton Housing Authority and the Town of Silverton, State of Colorado.

Americans with Disabilities Act (ADA): If you need special services provided for under the Americans with Disabilities Act, contact Anne Chase, SHA Director by email at achase@silverton.co.us at least 48 hours before the scheduled deadline.

Submission Supporting Documents

Please include the following with your application:

1. Proof of current insurance.
2. Relevant certifications.
3. Signed copy of this document.

TERMS AND CONDITIONS

1. Bidders are expected to provide plans, a schedule of delivery, and all instructions. Failure to do so will be at the bidder's risk.
2. Each bidder shall furnish the information required in the Request for Proposals.
3. The Contract/Purchase Order will be awarded to that responsible applicant whose submittal, conforming to the Request for Proposals, will be most advantageous to the SHA, price and other factors considered.
4. The SHA reserves the right to reject any or all proposals and to waive informalities and minor irregularities in bids received, and to accept any portion of or all items proposed if deemed in the best interest of the Silverton Housing Authority to do so.
5. A signed purchase order or contract furnished to the successful bidder results in a binding contract without further action by either party.
6. Late or unsigned proposals will not be accepted or considered. It is the responsibility of builders to ensure that the proposal arrives at the Town of Silverton or appropriate email box prior to the time indicated in the "Request for Proposals."
7. The proposed price shall be exclusive of any Federal or State taxes from which the Silverton Housing Authority is exempt by law.
8. Any interpretation, correction or change of the RFP documents will be made by Addendum. Interpretations, corrections, and changes of the RFP documents made in any other manner will not be binding, and the builder shall not rely upon such interpretations, corrections, and changes. The SHA Representative will not be responsible for oral clarification.
9. Confidential/Proprietary Information: Proposals submitted in response to this "Request for Proposals" and any resulting contract are subject to the provisions of the Colorado Public (Open) Records Act, 24-72-201 et.seq., C.R.S., as amended. Any restrictions on the use or inspection of material contained within the proposal and any resulting contract shall be clearly stated in the proposal itself. Confidential/proprietary information must be readily identified, marked and separated/packaged from the rest of the proposal. Co-mingling of confidential/proprietary and other information is NOT acceptable. Neither a

proposal, in its entirety, nor bid price information will be considered confidential/proprietary. Any information that will be included in any resulting contract cannot be considered confidential.

CHANGES AFTER AWARD

It is possible that after award SHA will need to revise the service needs or requirements specified in this document. SHA reserves the right to make such changes after consultation with the builder. Should additional costs arise, the builder must document increased costs. SHA reserves the right to accept and negotiate these charges.

CODES AND ORDINANCES

All work covered is to be done in full accord with national, state and local codes and ordinances and orders that are in effect at the time the work is performed. This includes but is not limited to the International Building Code, National Fire Protection Association: Life and Safety, manufacturer's requirements and all other required codes.

CONTACT POLICY

The builder may not contact a Trustee or unauthorized employee of TOS or SHA about matters pertaining to this solicitation, from the issuance of this solicitation until its awarded. Information obtained from an employee of TOS will not affect the risks or obligations assumed by the builder or relieve the builder from fulfilling any of the conditions of the project. Such contact can disqualify the builder from participation in the solicitation process.

DAMAGE

The awarded builder is responsible for any and all damage to buildings, equipment, grounds, premises and all other types of potential damage resulting from the provision of the services requested herein.

EMPLOYEES

Builder will allow only personnel thoroughly trained and skilled to work on the job. Builder will have sufficient personnel to complete the construction/installation in a timely manner.

ENTRANCE TO SITES

Builder's employees are not to be on premises unless they are working on a SHA project. Acquaintances, family members, assistants or any person not working on SHA's behalf will not accompany employees on the SHA site.

EQUIPMENT

Builders shall provide all necessary cleaning equipment, materials, supplies, et cetera needed for the performance of the work.

1. PROJECT OVERVIEW:

The Silverton Housing Authority ("SHA") seeks proposals from General Contractors and/or Housing Manufacturing Firms to bid the site design, building design, building and

placement/construction of up to 10 housing units. The type of building for the units is up for consideration (i.e. single family, duplex, triplex, etc.). The placement / construction of the buildings and completion shall be between June 1, 2024 and October 15, 2026.

SHA is seeking proposals to qualify a turnkey solution for the site plan, building design, manufacture/construction on affordable vacant lots within the Anvil Mountain Subdivision. The configuration and design of the buildings and site are up for the builder's best-use interpretation and design. SHA is seeking proposals that maximize the number of housing units on four (4) lots, while abiding by zoning, parking and snow-removal requirements listed in the appendix. The construction schedule and the project generally are dependent on finalizing sources of financing.

The current need is for a mix of two- and three-bedroom housing units. The units will be a combination of rental and for-sale units. Silverton Housing Authority reserves the right, upon the agreement of the builder, to purchase additional units (including units with different configurations) under the same terms and conditions as detailed herein.

2. SCOPE OF WORK

GENERAL INFORMATION

SHA is requesting proposals for the site-plan, building design, and construction / manufacturing and installation for four (4) lots: Lot 16, 17, 23, 24 (Appendix Page 1), in Anvil Mountain Subdivision. Building configuration, style, and size is up for bidders' best interpretation and design with the goal of maximizing the number of units, with the goal of ten (10) units. SHA will accept proposals that are shy of the ten-unit project goal with the understanding that the set-back and parking requirements may restrict the unit capacity of the lots. Building's roof design should take into account snow shedding or retention.

SHA prefers the project design to include a combination of two and three bedroom units, but does not have a set requirement of the number of two and three bedroom units in the project. There is no preferred building type, i.e. single-family, duplex, triplex, but the goal is to maximize the number of housing units within the constraints of the lots, and to minimize the cost per unit.

Residential units will be both for-sale and for-rent servicing income levels of 125% AMI and below. Regulated affordable sale prices can be found on Appendix Page 6. Priority may be given to proposals with a cost per unit that is equal to or below the 125% AMI Sale Price as gap-funding will not be required for for-sale units.

PROPERTY AND DESIGN STANDARDS

All housing constructed must meet all applicable local, county and state codes and zoning ordinances at the time of project completion.

- The buildings must meet 2015 IRC standards. The building must be designed to Silverton Building Department Requirements:

- In addition, the design should account for shedding snow or snow load retention, which allows residents to maintain practical functional access to and from the dwelling units. Additionally, snow-shedding should consider a ten (10) foot set-back between buildings on lots and neighboring lots, otherwise, roofs should be constructed to retain snow loads.
- If proposing prefabricated homes, each individual building will be limited to sixteen (16) feet wide and forty (40) feet in length to adhere to limitations associated with transporting over the passes. Structures must not exceed the thirty (30) foot max height restrictions. *Please note, the dimensions of the lots and setbacks may not allow for buildings of aforementioned dimensions. Applicants must review the lot dimensions and set-backs and propose a plan that regards these considerations.

Project Special Set-Back and Lot Accommodations

The Town of Silverton and the Silverton Housing Authority may accept proposals that do not comply with the setback requirements (Appendix Page 2) under the following conditions:

- All parking requirements (Appendix Page 5) are met per building type.
- All utility easements are followed.
- All rear setbacks are followed.
- Snow shedding direction requires minimum 8 ft away from lot lines and in-between buildings. (Recommended roof design to shed to the rear).
- Lots 23 and 24 may be treated as one lot.

Additional design standards include:

- Energy Conservation. In addition to meeting the state-adopted edition of the International Energy Conservation Code, new construction projects must be Energy Star qualified as certified by an independent Home Energy Rating System (HERS) rater builder should include the cost of rater in its bid or specifically state that the cost is excluded.
- Broadband Infrastructure. SHA requires that newly constructed rental units must be wired for broadband internet access.
- Titles II and III of the Americans with Disabilities Act (42 U.S.C. 12131-12189) implemented at 28 CFR parts 35 and 36, as applicable. At least one residential unit must be ADA or Universally accessible.
- Radon mitigation system. SHA requires newly constructed affordable housing to include a radon mitigation system.
- Heat: SHA does not require HVAC systems in newly constructed affordable housing. Heating systems are required. Preferred heating systems include Comfort Cove®, radiant in-floor heating, baseboard heaters, and other options that are cost-effective for installation and use, and are effective heat sources.

- Off-street Parking: Please refer to Appendix Page 5 Anvil Mountain Subdivision Zoning. Building types (i.e. multi-family, duplex, etc.) have respective parking and setback requirements. Multiple building types can be included on one lot.
- Laundry: Each residential unit must have laundry.

3. EVALUATION

All responses are subject to a determination of "responsive" and "responsible" prior to award. SHA is the sole judge as to the builder's "responsiveness" and "responsibility." SHA reserves the right to request additional information to assist in the evaluation process. This includes references and business capacity information.

SHA will review all proposals and reserves the right to request necessary modifications, waive minor technicalities, reject all proposals, reject any proposal that does not meet mandatory requirement(s) or cancel this RFP, according to SHA's best interests.

SHA Evaluation Team may elect to interview one or more builders before making an award. Interviews may include an in-person examination of the proposed product.

SHA shall not reimburse the builder for the costs associated with the interview process.

SHA Evaluation Team may elect to first rank proposals with a simple numeric score and then detail score only the top tier of proposals evaluates responses on a weighted evaluation system.

The categories and points assigned for each category are below.

Criteria
<p>Financial Viability (20 points):</p> <ul style="list-style-type: none"> ● Proposals will be evaluated based on the affordability of the housing units. Preference will be given to proposals with a cost per unit at or below the 125% Area Median Income (AMI) sale price. ● The proposal should outline strategies for achieving affordability without compromising quality and sustainability.
<p>Maximization (15 points):</p> <ul style="list-style-type: none"> ● Preference will be given to proposals that maximize the number of housing units on the available lots, efficiently utilizing the space while maintaining livability and comfort. ● The proposal should provide a clear plan for maximizing the number of units per lot without overcrowding or sacrificing essential amenities.
<p>Project Timeline (10 points):</p> <ul style="list-style-type: none"> ● Proposals will be assessed based on their ability to span over 2 or more building seasons, demonstrating flexibility in construction scheduling and adaptability to weather conditions. ● Points will be awarded for proposals that provide a realistic timeline, including milestones

and contingencies, to ensure timely completion of the project.
<p>Code Compliance (25 points):</p> <ul style="list-style-type: none"> • The proposal will be evaluated based on its adherence to all relevant building codes, zoning regulations, and legal requirements. • Points will be allocated based on the thoroughness and clarity of how the proposal addresses each code requirement.
<p>Combination of 2 and 3 Bedroom Units (15 points):</p> <ul style="list-style-type: none"> • Proposals that offer a combination of 2 and 3 bedroom units will be favored, as this accommodates diverse household sizes and needs within the community. • Points will be awarded based on the proportion of 2 and 3 bedroom units proposed relative to the total number of units.
<p>Experience and Qualifications (10 points):</p> <ul style="list-style-type: none"> • The experience and qualifications of the development team will be evaluated, including past successful projects, expertise in affordable housing development, and relevant certifications. <p>References and case studies demonstrating the team's capacity to deliver similar projects on time and within budget will be considered.</p>
<p>Innovation and Sustainability (5 points):</p> <ul style="list-style-type: none"> • Extra points will be awarded for proposals that incorporate innovative design, construction techniques, or sustainable practices to enhance the overall quality and longevity of the development. • The proposal should highlight any environmentally friendly features, energy-efficient systems, or green building materials utilized in the project.
Total Possible Points: 100

4. INSURANCE

- A. The builder agrees to maintain at its sole expense during the term of this agreement insurance coverages and limits in accordance with the builder's standard business practices and acceptable to SHA. builder shall provide SHA with Certificates of Insurance evidencing such insurance prior to contract execution.

INSURANCE REQUIREMENTS

Commercial General Liability

- Minimum limits of \$1,000,000 Each Occurrence, \$2,000,000 General aggregate.
- Must show SHA as additional insured.

Automobile Liability

- Minimum limits are required to be \$1,000,000 for each Accident.
- Coverage must include: All vehicles owned, non-owned, and hired to be used on the contract.

Workers Compensation

- Workers' Compensation must be maintained with the statutory limits.
- Employer's Liability is required for minimum limits of \$100,000 Each
- Accident/\$500,000 Disease-Policy Limit/\$100,000 Disease-Each Employee.
- If you are a sole proprietor with no employees, contact us to fill out a waiver.

Professional Liability

- Minimum limits are required to be \$1,000,000 per loss and \$2,000,000 aggregate.

ADDITIONAL INSURED LANGUAGE:

The Silverton Housing Authority shall be named as additionally insured on the policy for the work to be completed on site.

*Note that the above insurance amounts are the minimum required for this project. Proof of current insurance must be provided with your proposal in the form of a sample certificate. If you require a waiver of insurance requirements (e.g., Workers' Comp and sole proprietorships) you may request one in your response with an explanation. New certificates will be requested if the contract process takes more than 30 days after an award.

5. INVOICING/ORDERING

- Until a purchase order is in place, **work is not to be performed** nor are goods to be delivered. SHA does not have a legal obligation to pay for the work performed prior to the issuance of a purchase order.
- Builders must submit invoices within 90 days of the delivery of goods or services. SHA may deny invoices submitted after the 90-day threshold. SHA prefers invoices to arrive within 10 days following the end of the month in which delivery of the goods or services occurred.
- SHA's purchases of goods are exempt from sales and use tax and Federal Excise tax. Builders are subject to sales and use tax on all materials and supplies used in the performance of a contract, whether such materials and supplies are purchased by the builder, produced by the builder, or provided to the builder by SHA. The builder will pay all taxes incurred in the performance of an awarded contract. Upon the placement of a purchase order or the award of a contract, SHA will provide a State of Colorado Sales Tax Exemption form to the builder. SHA will not pay taxes on invoices.

6. LENGTH OF AWARD

The time provided in the contract for the deliverable will be determined if and when an acceptable proposal is presented or negotiated between the builder and the Silverton Housing Authority.

7. LICENSURE

Where applicable, the builder must possess and maintain proper licensure from the State of Colorado and the authorities having jurisdiction throughout the term of this award. City and

County permits and/or licenses may be required - it is your responsibility to obtain such required permits/licenses. The builder must adhere to the various laws and rules issued by the State for the entirety of this project.

8. MATERIALS AND WORKMANSHIP

All materials and equipment furnished shall be new and of high quality. Work shall be accurate, skilled and subject to approval of SHA. All materials and equipment provided shall conform to regulations of enforcement bodies having jurisdiction. builder shall furnish material samples for approval if desired by SHA.

9. PERMITS

The builder shall obtain or cause its subcontractors to obtain for all permits required to complete required work. In addition, the builder shall arrange and schedule or cause its subcontractors to arrange, and schedule all required final inspections by state, local or independent certified inspecting authorities necessary for issuance of all required SHA utilization permits for the work. All building permit fees are waived for this project.

10. REPRESENTATIONS

- a. By submitting a response, the builder represents and warrants: That the builder is financially solvent and that it is experienced in and competent to perform the work, and/or to furnish the personnel, plans, materials, supplies or equipment to be performed or furnished by it; and
- b. That the propose is familiar with all federal, state, municipal and county laws, ordinances and regulations, which may in any way affect the work of those employed therein, including but not limited to any special acts relating to the work or to the project of which it is a part; and
- c. That the builder has satisfied itself as to the nature and location of the work, the character, quality, quantity of surface and subsurface materials likely to be encountered, and character of equipment and other facilities needed for the performance of the work, the general and local conditions and all other materials which may in any way affect the work or its performance.

11. SAFETY AND OSHA GUIDELINE COMPLIANCE

The builder is responsible for providing and placing barricades, tarps, plastic, flag tape and other safety/traffic control equipment to protect the public, surrounding areas, equipment and vehicles. Staff and the public safety are of prime concern to TOS and SHA and all costs associated are the responsibility of the builder. The builder shall ensure that its employees exercise all necessary caution and discretion to avoid injury to persons or damage to property. The builder will protect all buildings, appurtenances and furnishings from damage. The builders shall, at their expenses, repair such damages. Builder shall comply with all other OSHA and TOS safety standards that apply.

12. SECURITY

The successful builder is responsible for providing (if necessary) any and all security to equipment, materials, personnel, tools and the site that are required for this job. TOS is not responsible for damage or losses to equipment, materials, personnel, tools or the site. The successful builder will, when finishing the delivery and set up, secure doors, windows and other points of entrance when leaving the delivered units, or upon completion of the build. Failure to do so makes the builder liable for losses and damages.

13. SITE EXAMINATION

The builder is encouraged to visit the building sites and become fully acquainted and familiar with conditions as they exist and the operations to be carried out. The builder shall make such investigations as they may see fit so that they may fully understand the facilities, difficulties and restrictions attending the execution of the work.

The failure or omission of the builder to receive or examine this document or any part of the specifications, the general and local conditions and all matters which may in any way affect performance shall not relieve the builder of any obligation to perform as specified herein. Builder understands the intent and purpose thereof and their obligations there under and that they will not make any claim for or have any right to damages resulting from any misunderstanding or misinterpretation of this agreement, or because of any lack of information.

By submitting a response to this solicitation, each builder is certifying that they have read the solicitation and all appendices and addenda. The failure or omission of any builder to receive or examine any form, instrument or document shall in no way relieve the builder from any obligation in respect to its proposal.

14. STORM WATER AND STREET ORDINANCES

The Town of Silverton's Ordinances apply to this solicitation. The successful builder will comply with all aspects of the Town of Silverton's ordinances. Compliance includes:

- Retaining sediments on the project site using structural drainage controls. Drainage control costs are incidental to the work.
- Not discharging any construction or demolition related materials, wastes, spills, or residues from the project site to streets, drainage facilities, or adjacent properties by wind or runoff.
- Containing non-storm water runoff from equipment and vehicle washing and any other activity at the project site.

15. SUBCONTRACTORS

Subcontractors must:

- a. Be approved by SHA prior to beginning work.
- b. Carry the insurance coverages as outlined herein.

- c. Not be on HUD's Debarment List.
- d. Not be changed without TOS's permission.

16. UTILITIES & FOUNDATIONS

The Town of Silverton / Silverton Housing Authority is responsible for placing the utilities and connections for building placement on site. Additionally, SHA is responsible for obtaining geotechnical data for the lots. The builder agrees to provide the proper specifications and engineered plans representing what is required to properly prepare the site for placement, utilities and foundations for modular placement. The builder will arrange for any necessary utility construction/connection services and work. Although not required, builders that can build the foundations for the buildings are preferred. Please include foundation installation as a separate line item in your proposal and identify if SHA will be required to hire a contractor for foundation installation.

17. SILVERTON HOUSING AUTHORITY PRELIMINARY CONTRACT SCHEDULE

- Issue RFP: 03/12/2024
- Deadline for Questions: 04/10/2024
- Answers Issued: Weekly
- Statement of Proposals and Stipulated Price Due: 04/16/2024 6:00pm.
- Committee Selection Meeting (this may include interviews): 04/22/2024 estimated
- Committee Recommendation to SHA: 04/25/2024, estimated
- Contract Negotiations and Award: 04/30,2024,estimated
- Mobilize and Complete Site Preparation: 05/20/2024, estimated

18. CONTRACTOR

- Building Timeline: June 2024 – October 2025.

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

19. TOWN / SILVERTON HOUSING AUTHORITY CONTACT

Please address questions to the Owner's Representative, Anne Chase, Director of the Silverton Housing Authority at achase@silverton.co.us. All email correspondence must have "Anvil Multi-Family Development" in the subject line. The proposal must be submitted no later than 6:00pm on 04/16/2024, and must follow the aforementioned submission requirements. Please request confirmation of receipt of your submission to assure it was received.

SIGNATURES PAGE

Failure to complete, sign and return this signature page with your proposal may be cause for rejection.

Contact Information	Response
Company Name	
Name and Title of Primary Contact	
Phone Number	
Email Address	
Company Address	
Company Website	

By signing below, I certify that:

I am authorized to bid on my company's behalf.

I am not currently an employee of the Town of Silverton, Colorado.

None of my employees or agents is currently an employee of Town of Silverton, Colorado.

I am not related to any Town of Silverton Colorado employee or Elected Official.

I am not a Public Employees' Retirement Association (PERA) retiree.

Printed Name

Date (mm/dd/yyyy)

Signature of Person Authorized to Bid on
Company's Behalf

Silverton Housing Authority

ANVIL MULTIFAMILY RFP 2024

APPENDIX

Contents:

1. Town Annexation Map: Denotes lot boundaries in Anvil Mountain Subdivision.
2. Setbacks: Denotes dimensions of buildable space according to setbacks.
3. Easements: denotes utility easements.
4. Anvil Mountain Lot Dimensions: Dimensions of lots. Project lots 16, 17, 23, and 24 are highlighted.
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6. 2023 San Juan County Area Median Incomes: Shows affordable sale prices and rents.
7. S.H.I.P. Pre-Development Assistance: 2022 Conceptual Plans for Anvil Subdivision.

Annexation Map

Part of the Anvil Mountain Subdivision

Suspended Township 41 North, Range 7 West, of the New Mexico Principal Meridian

San Juan County, Colorado

Legal Description:

Part of suspended section 18, Township 41 North, Range 7 West, of the New Mexico Principal Meridian, San Juan County Colorado, more particularly described as follows:

Beginning at a point on line 3 - 5 of the Silverton Town Site, whence corner no. 3 of the said Silverton Town Site bears N. 36°16'27" E., 1158.87 ft. dist.; thence N. 54°45'47" W., 529.79, ft. dist.; thence S. 79°13'01" W., 320.14, ft. dist., to the Northwest corner of Lot 2 of said Silverton Town Site; thence S. 54°40'06" W., 61.03, ft. dist., to the Angle Point of Lot 2 of said Silverton Town Site; thence S. 02°23'59" W., 35.42, ft. dist., to the Southwest corner of Lot 2 of said Silverton Town Site and also being on the North Right of Way line of Fifth Street; thence N. 87°36'14" W., 32.50, ft. dist., along the North Right of Way line of Fifth Street to a point on the East line of Lot 1 of said Silverton Town Site; thence S. 02°23'46" W., 28.99, ft. dist., to the Southeast corner of Lot 1 of said Silverton Town Site; thence S. 25°45'47" W., 42.15, ft. dist., to the Northeast corner of Lot 30 of said Silverton Town Site; thence S. 25°06'27" W., 157.80, ft. dist., to the Southeast corner of Lot 30 of said Silverton Town Site and also being on the North Right of Way line U. S. Highway 550; thence along the North Right of Way line of said U. S. Highway 550 on a curve turning to the right with an arc length of 326.88 ft. dist., with a radius of 3539.99 ft. dist., of which a chord bearing of S. 64°38'29" E.; thence S. 62°01'26" E., 403.27, ft. dist., to a point on line 3 - 5 of the Silverton Town Site; thence N. 36°16'27" E., 449.61, ft. dist., more or less, to the point of beginning.

PLAT & DOCUMENT REFERENCES:

1. Anvil Mountain Subdivision, San Juan County, Colorado, Reception #148189.
2. Correction Deed, San Juan County, Colorado, Reception #154551.

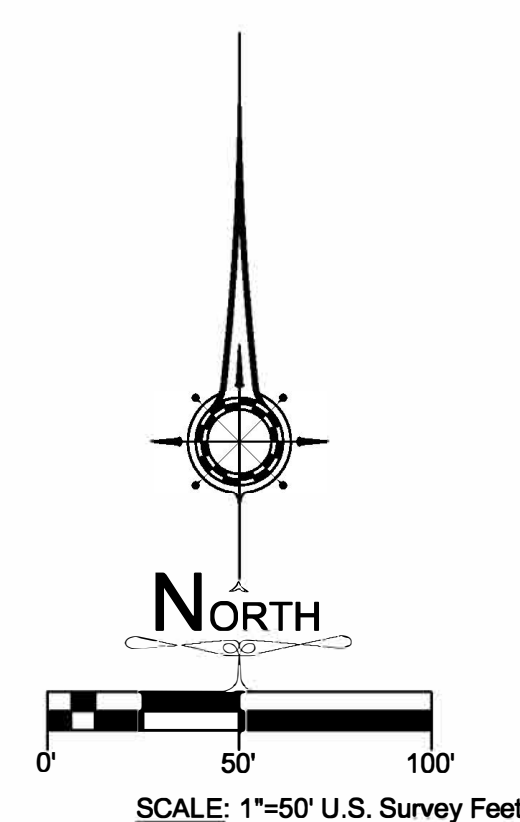
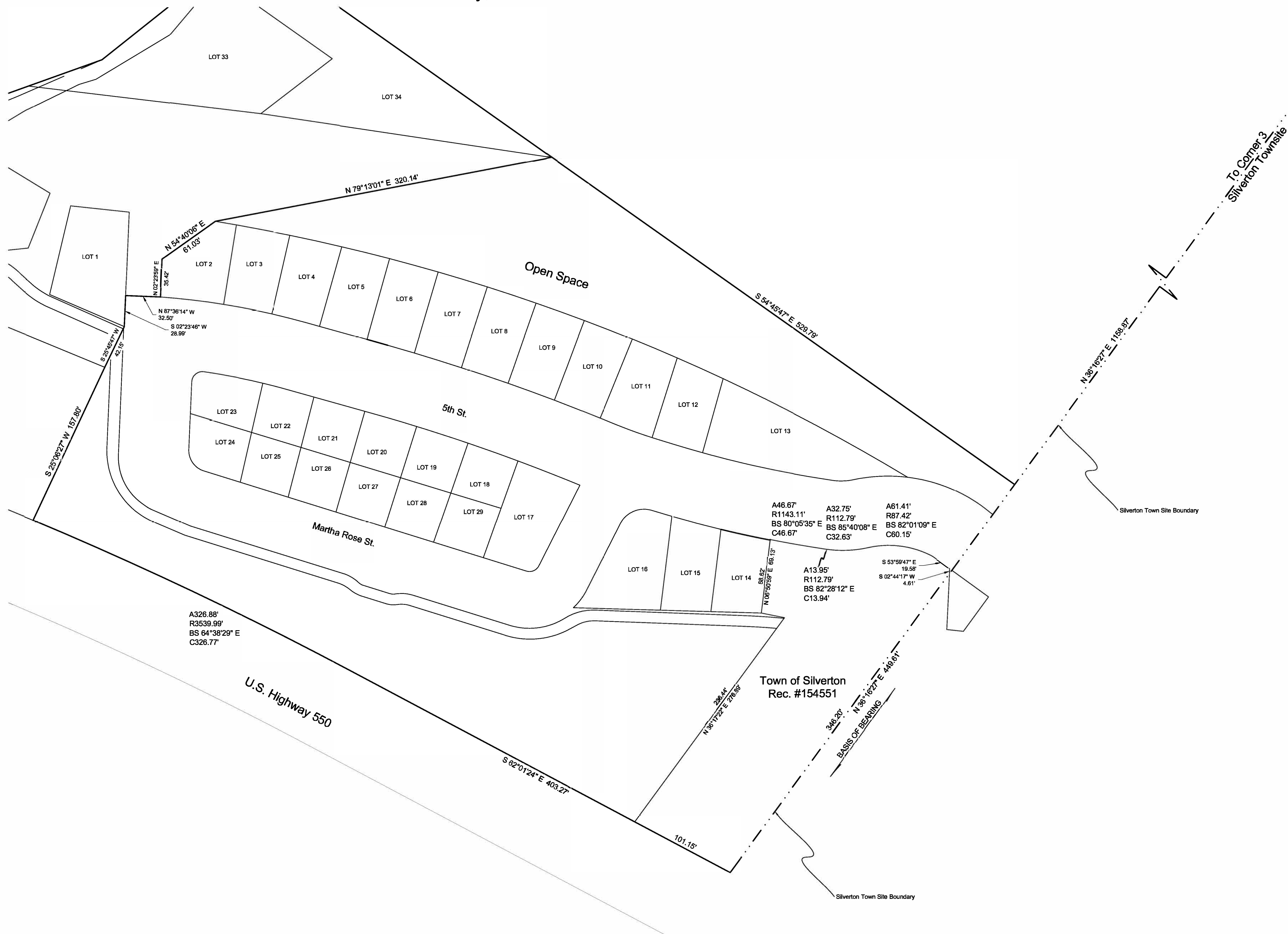
Notes:

Total Perimeter of addition - 2387.60 ft. - 100%

Perimeter contiguous with Town of Silverton - 449.61 - 19%

Area of Addition - 8.00 Acres, more or less, as shown.

Acresage shown is based on compilations of deeds and surveys of public record for the specific purpose of additional information for the annexation map. They do not reflect the results of actual boundary surveys of the parcel and are not to be relied upon as such.



BASIS OF BEARING:

The line between corners 3 and 5 of the Silverton Town Site, San Juan County Colorado is assumed to bear S. 36°16'27" W. All other bearings are relative thereto.

CERTIFICATE OF SURVEY:

I, Brian Dirk Hatter, a Registered Land Surveyor in the State of Colorado, do hereby certify that this annexation map was made by me or under my direct supervision and checking from documents of record. No field survey of the addition was made.

Signature _____ Date _____ Seal _____
 PLS No. 26597

SAN JUAN COUNTY CLERK AND RECORDER'S ACCEPTANCE:

This plat was accepted for filing in the office of the Clerk and Recorder of San Juan County, Colorado, on this _____ day of _____, A.D. 20____; Reception Number _____, Time _____, Book _____, Page _____.

NOTICE 13-83-105 C.R.S. as amended.

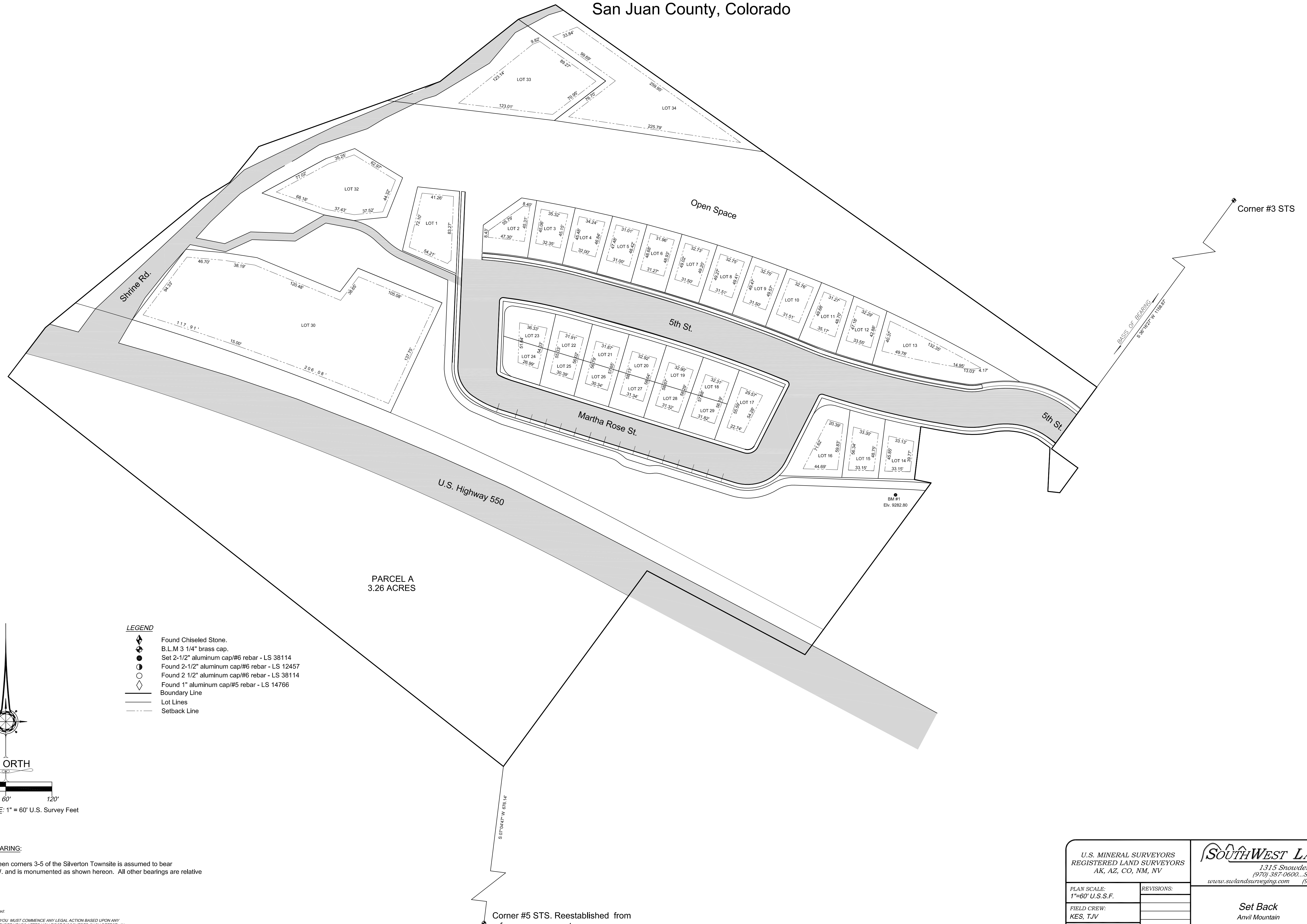
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS IN COLORADO			
PLAN SCALE: 1"=50' U.S.S.F.		REVISIONS: _____ _____ _____	
FIELD CREW: _____ _____		1205 H Lane, Delta, CO 81416 (970) 387-0600...Silverton (970) 874-2880...Delta EMAIL: dhatter@lcsources.us	
DRAFTER: BDH		Annexation Map Anvil Mountain Subdivision Suspended, Township 41 North, Range 7 West New Mexico Principal Meridian San Juan County, Colorado	
SHEET 1 of 1		Town of Silverton 1360 Greene Street Silverton Colorado, 81433 JOB #: 48-23 Town of Silverton	

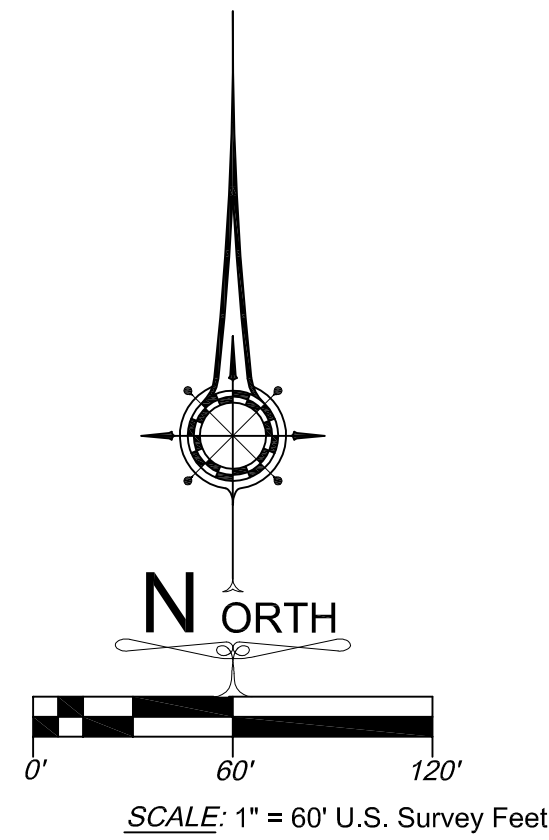
Set Backs

Anvil Mountain Subdivision

Suspended Section 18, Township 41 North, Range 7 West, of the New Mexico Meridian
San Juan County, Colorado



- LEGEND**
- ◆ Found Chiseled Stone.
 - B.L.M 3 1/4" brass cap.
 - Set 2-1/2" aluminum cap/#6 rebar - LS 38114
 - Found 2-1/2" aluminum cap/#6 rebar - LS 12457
 - Found 2 1/2" aluminum cap/#6 rebar - LS 38114
 - ◇ Found 1" aluminum cap/#5 rebar - LS 14766
 - Boundary Line
 - Lot Lines
 - - - Setback Line



BASIS OF BEARING:
The line between corners 3-5 of the Silverton Townsite is assumed to bear S.36°16'27" W. and is monumented as shown hereon. All other bearings are relative thereto.

NOTICE 13-60-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

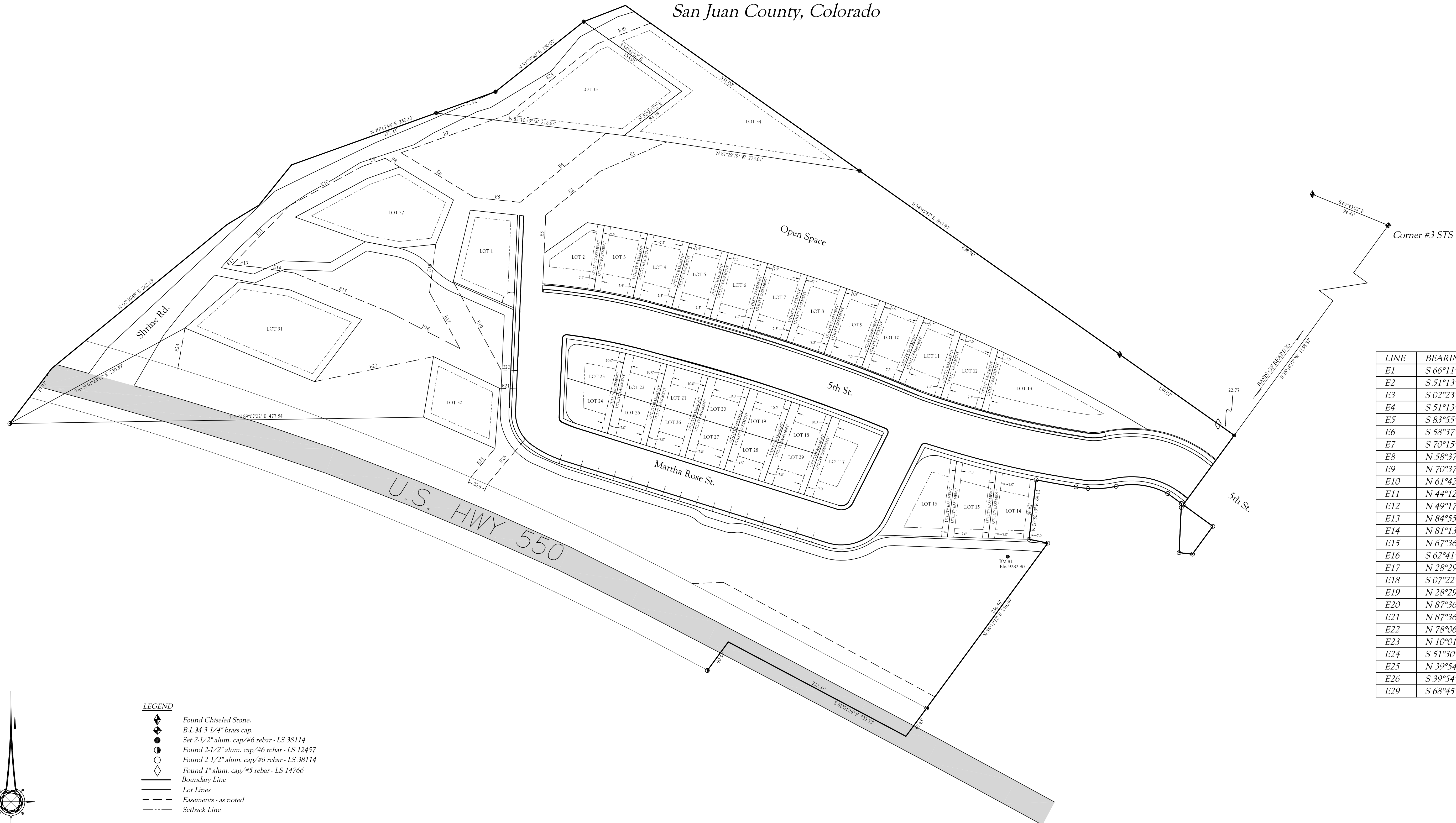
Corner #5 STS. Reestablished from reference monuments.

U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS AK, AZ, CO, NM, NV		SOUTHWEST LAND SURVEYING LLC 1315 Snowden St., Silverton, CO 81433 (970) 387-0600...Silverton (970) 874-2880...Delta www.swlandsurveying.com (970) 874-0583...fax EMAIL: kenshaaf@swisc.us	
PLAN SCALE: 1"=60' U.S.S.F.	REVISIONS:	Set Back Anvil Mountain Subdivision	San Juan County 1557 Greene Street Silverton Colorado 81433
FIELD CREW: KES, TJV			
DRAFTER: KES			
SHEET 4 of 6			

EASEMENTS

ANVIL MOUNTAIN SUBDIVISION

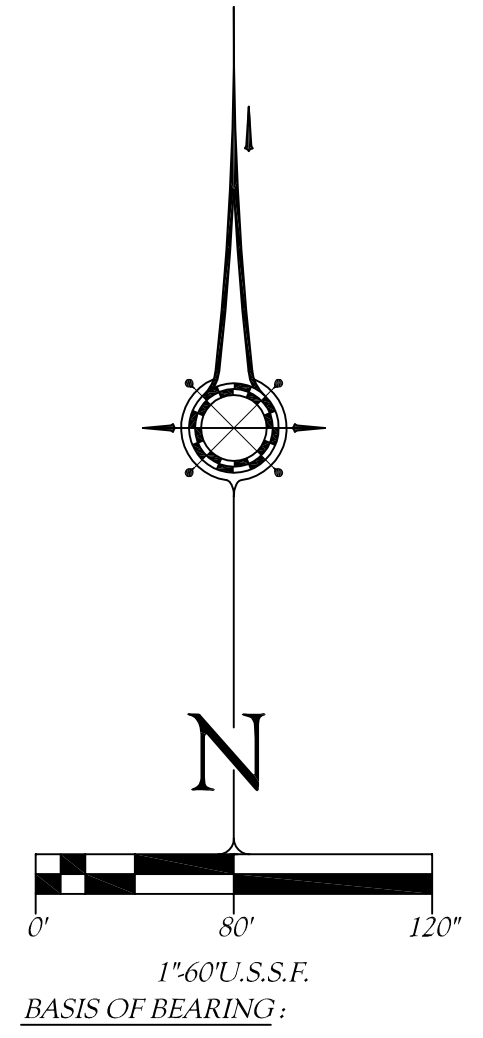
Suspended Section 18, Township 41 North, Range 7 West, of the New Mexico Meridian
San Juan County, Colorado



LINE	BEARING	DISTANCE
E1	S 66°11'53" W	84.12'
E2	S 51°13'21" W	80.73'
E3	S 02°23'59" W	44.01'
E4	S 51°13'21" W	127.30'
E5	S 83°55'06" E	52.85'
E6	S 58°37'21" E	99.31'
E7	S 70°15'48" W	112.62'
E8	N 58°37'21" W	19.37'
E9	N 70°37'14" E	28.31'
E10	N 61°42'36" E	94.59'
E11	N 44°12'50" E	93.98'
E12	N 49°17'03" E	2.40'
E13	N 84°55'58" W	28.18'
E14	N 81°13'33" W	44.74'
E15	N 67°36'40" W	118.37'
E16	S 62°41'26" E	92.20'
E17	N 28°29'09" W	73.83'
E18	S 07°22'54" W	56.13'
E19	N 28°29'09" W	115.79'
E20	N 87°36'01" W	19.00'
E21	N 87°36'01" W	19.98'
E22	N 78°06'29" E	140.42'
E23	N 10°01'41" E	48.29'
E24	S 51°30'48" W	130.47'
E25	N 39°54'45" E	43.59'
E26	S 39°54'45" W	68.20'
E29	S 68°45'48" W	66.81'

- LEGEND**
- ◆ Found Chiseled Stone.
 - B.L.M. 3 1/4" brass cap.
 - Set 2-1/2" alum. cap/#6 rebar - LS 38114
 - Found 2-1/2" alum. cap/#6 rebar - LS 12457
 - Found 2 1/2" alum. cap/#6 rebar - LS 38114
 - ◇ Found 1" alum. cap/#5 rebar - LS 14766
 - Boundary Line
 - - - Lot Lines
 - - - Easements - as noted
 - - - Setback Line

NOTE:
Utility easements shown hereon are to be shared as drainage easements as needed.



BASIS OF BEARING:
The line between corners 3-5 of the Silverton Townsite is assumed to bear S.36°16'27" W. and is monumented as shown hereon. All other bearings are relative thereto.

NOTICE: IJASU 03 C.R.S. as amended.
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

U.S. MINERAL SURVEYORS REGISTERED LAND SURVEYORS AK, AZ, CO, NM, NV		SOUTHWEST LAND SURVEYING LLC 1315 Snowden St., Silverton, CO 81433 (970) 387-0600...Silverton (970) 874-2880...Delta www.swlandsurveying.com (970) 874-0883...fax EMAIL: kennsch@aol.com	
PLAN SCALE: 1"=60' U.S.S.F.	REVISIONS:	Easements Anvil Mountain Subdivision	
FIELD CREW: KES, TJV	DRAFTER: KES		
SHEET 1 of 3			

ANVIL MOUNTAIN LOTS DIMENSIONS

Lot 1 - 54.89 x 85.01 x 75.91 x 106.96

Lot 2 – 35.42 x 61.03 x 20.21 x 75.16 x 59.45

Lot 3- 75.16 x 46.03 x 75.29 x 50.10

Lot 4- 75.29 x 33.75 x 48.29 x 77.12

Lot 5- 77.12 x 46.00 x 78.56 x 47.88

Lot 6- 78.56 x 20.10 x 25.89 x 78.97 x 47.88

Lot 7- 78.97 x 46.00 x 79.23 x 47.89

Lot 8- 79.23 x 46.01 x 79.44 x 47.90

Lot 9- 79.44 x 46.00 x 79.60 x 46.93

Lot 10- 79.60 x 46.01 x 79.70 x 48.35

Lot 11- 79.70 x 11.92 x 39.95 x 78.06 x 46.06

Lot 12- 78.06 x 1.68 x 38.35 x 9.21 x 71.81 x 46.30

Lot 13- 71.81 x 108.40 x 14.95 x 20.33 x 50.85 x 196.06

Lot 14- 68.62 x 47.05 x 77.36 x 47.21

Lot 15- 77.36 x 45.55 x 1.90 x 88.30 x 47.21

Lot 16- 88.30 x 19.57 x 32.12 x 69.07 x 20.86 x 81.36

Lot 17- 84.50 x 62.17 x 46.94 x 49.24 x 42.03 x 12.91

Lot 18- 49.48 x 46.94 x 49.11 x 49.23

Lot 19- 50.44 x 49.23 x 49.11 x 50.13

Lot 20- 50.13 x 50.45 x 49.63 x 49.11

Lot 21- 49.63 x 49.42 x 48.57 x 48.10

Lot 22- 48.57 x 24.96 x 24.51 x 47.08 x 48.19

Lot 23- 47.08 x 56.06 x 14.86 x 29.65 x 59.84

Lot 24- 59.84 x 33.43 x 24.38 x 35.59 x 47.71

Lot 25- 47.71 x 48.19 x 47.95 x 46.86

Lot 26- 48.10 x 47.95 x 46.81 x 48.23

Lot 27- 48.23 x 49.11 x 48.54 x 47.80

Lot 28- 48.54 x 49.11 x 48.90 x 47.78

Lot 29- 48.90 x 49.11 x 49.24 x 48.66

Anvil Mountain Subdivision Zoning

Allowed Use	Multi-Family	Duplex	Single-Family	“Duet”	
Lot Size Min	5000 sqft	3500 sqft	2700 sqft	2500 sqft	8000 sqft
Lot Size Max	8000 sqft	5000 sqft	4300 sqft	2500 sqft	8000 sqft
Front Setback	20 ft	20 ft	20 ft	20 ft	20 ft
Rear Setback	10ft	10 ft	10 ft	5 ft	10 ft
Side Setback	7 ft	7 ft	7 ft	7 ft	7 ft
Height Limit					
Parking Requirements	One off street	Two off street	One off street	One off street	Off street for each unit

2023 San Juan County Area Median Income

Data directly from HUD 5/15/2023

AMIs

<u>Household Size</u>	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	<u>80%</u>	<u>100%</u>	<u>120%</u>	<u>125%</u>	<u>140%</u>
1 person	\$18,270	\$24,360	\$30,450	\$36,540	\$48,720	\$60,900	\$73,080	\$76,125	\$85,260
1.5 persons	\$19,575	\$26,100	\$32,625	\$39,150	\$52,200	\$65,250	\$78,300	\$81,563	\$91,350
2 persons	\$20,880	\$27,840	\$34,800	\$41,760	\$55,680	\$69,600	\$83,520	\$87,000	\$97,440
2.5 persons	\$22,185	\$29,580	\$36,975	\$44,370	\$59,160	\$73,950	\$88,740	\$92,438	\$103,530
3 persons	\$23,490	\$31,320	\$39,150	\$46,980	\$62,640	\$78,300	\$93,930	\$97,875	\$109,620
3.5 persons	\$24,795	\$33,060	\$41,325	\$49,590	\$66,120	\$82,650	\$99,180	\$103,313	\$115,710
4 persons	\$26,100	\$34,800	\$43,500	\$52,200	\$69,600	\$87,000	\$104,400	\$108,750	\$121,800
4.5 persons	\$27,150	\$36,200	\$45,250	\$54,300	\$72,400	\$90,500	\$108,600	\$113,125	\$126,700
5 persons	\$28,2500	\$37,600	\$47,000	\$56,400	\$75,200	\$94,000	\$112,800	\$117,500	\$131,600

Maximum Affordable Monthly Rent

<u>Household Size</u>	<u>30%</u>	<u>40%</u>	<u>50%</u>	<u>60%</u>	<u>80%</u>	<u>100%</u>	<u>120%</u>	<u>125%</u>	<u>140%</u>
1 person	\$457	\$607	\$761	\$914	\$1,218	\$1,523	\$1,827	\$1,903	\$2,132
1.5 person	\$489	\$653	\$816	\$979	\$1,305	\$1,631	\$1,958	\$2,039	\$2,284
2 person	\$522	\$696	\$870	\$1,044	\$1,392	\$1,740	\$2,088	\$2,175	\$2,436
2.5 person	\$555	\$740	\$924	\$1,109	\$1,479	\$1,849	\$2,219	\$2,311	\$2,588
3 person	\$587	\$783	\$979	\$1,175	\$1,566	\$1,958	\$2,394	\$2,447	\$2,741
3.5 person	\$620	\$827	\$1,033	\$1,240	\$1,653	\$2,066	\$2,480	\$2,583	\$2,893
4 person	\$653	\$870	\$1,088	\$1,305	\$1,740	\$2,175	\$2,610	\$2,719	\$3,045
4.5 person	\$679	\$905	\$1,131	\$1,358	\$1,810	\$2,263	\$2,715	\$2,828	\$3,168
5 person	\$705	\$940	\$1,175	\$1,410	\$1,880	\$2,350	\$2,820	\$2,938	\$3,290

Maximum Affordable Sale Price

<u>Household Size</u>	<u>Unit Size</u>	<u>80%</u>	<u>100%</u>	<u>125%</u>	<u>140%</u>
1 person	1 BR	\$166,103	\$236,780	\$318,898	\$368,169
2 person	2 BR	\$203,232	\$278,311	\$372,160	\$428,470
3 person	2 BR	\$240,772	\$325,236	\$430,816	\$494,164
4 person	3 BR	\$276,513	\$370,362	\$487,674	\$558,061
5 person	3 BR	\$306,718	\$408,118	\$534,868	\$610,918

S.H.I.P. PRE-DEVELOPMENT ASSISTANCE

SILVERTON

FEBRUARY 2022



Photo by Dave Hensley

CONTENTS

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INTRODUCTION

PROJECT BACKGROUND

The land at Anvil Mountain was purchased in 2003 by San Juan County. Since then, there has been significant work to create a local resident and employee neighborhood. The county led a voluntary environmental clean-up, built streets and extended utilities, and completed an initial phase of rental housing about ten years ago. Homes for sale are now under construction on the site. This report seeks to create a plan for the remaining lots within the site, with the goal of providing an additional 10 townhomes for sale and 14 apartments for rent.



CONSTRAINTS/PROBLEM STATEMENT - WHY IS TA NEEDED?

The existing planning approvals and grant contracts for the Anvil Mountain set expectations for what will happen in this phase of the project, including general guidance on housing types and what level of household income they must serve. This document seeks to navigate the constraints in place, outlining a path forward for conceptual design, financing, process, and roles.

CURRENT HOUSING MARKET

The proposed unit mix and pricing seeks to be responsive to the Housing Needs Assessment - Town of Silverton & San Juan County August 2021, conducted by Root Policy Research. That document identified the following housing needs (bold items are addressed by this plan):

“At a minimum, to accommodate job growth projected by Region 9 Economic Development, in the next three years, the county will need:

- 22 new units for permanent residents, and
- 14 beds for seasonal surge capacity.
- Ideally, 13 units would be affordable for sale, priced under \$525,000;
- 4 units would be deeply affordable rentals, with rents of \$625/month and less; and
- 5 units would be shared 2-3 bedroom market rate rentals, with rents less than \$1,750/month
- 14 are temporary units/beds for seasonal workforce.



To accommodate the current and future needs identified by local employers, the county would need to more than double this production, building at least 50 units in the next three to five years, or between 10 and 15 units per year, in addition to 14 beds for seasonal surge capacity. Reductions in in-commuting would require development of even more units.” (page 10)

Median Incomes and Affordability for San Juan County 2021

Household	Annual Income	Affordable Purchase	Affordable Rent
Two people 125% AMI	\$73,500	\$324,100	\$1,838
Two people 60% AMI	\$35,280	\$155,600	\$882

PROJECT GOALS

- Provide housing for sale and for rent to local residents, employees, and retirees of San Juan County
- Make the most of the infrastructure investments and scarce land, while balancing neighborhood character and enough space for parking, storage, and snow removal.
- Provide a mix of housing units at affordable prices (rent payments less than 30% of household income), with an emphasis on two bedroom units.
- Plan and build for solar access, energy efficiency, and good indoor air quality
- Meet or exceed the affordability targets set in current funding agreements (125% AMI and 80% AMI, see “regulatory agreements” below)
- Attempt to be shovel ready in 2022

REGULATORY AGREEMENTS

The site has a deed restriction with Colorado Division of Housing which requires that 60% of units are under 125% AMI and 60% of those under 80% AMI. Based on what has been built to date.

Target AMI	Deed Restriction Target	Required Units ¹	Build-to-Date	Remaining to be Built
Unrestricted	40%	22	18	4
<125%	24%	15	10	5
<80%	36%	23	8	15
Total	100%	60	36	24

PROCESS

SCOPE



- Kickoff meeting/ Site visit
- Roles and Process discussions
- Concept design
- Design Feasibility
- Financial Feasibility
- Client Next Steps for Success

¹The required units for the 125% and 80% AMI ranges were rounded up to the nearest whole unit.

SITE VISIT

The CHFA SHIP team and project stakeholders conducted a site visit and design workshop on November 16, 2021. The discussion covered site constraints, planning and zoning, desired outcomes, an initial conversation on proposed roles and process, and discussion of a series of preliminary design ideas. Participants included:

- Gloria Kaasch-Buerger, Town Manager, Silverton
- Willey Tookey, County Administrator
- (NAME?) County Commissioner
- Beth Kramer, Executive Director, San Juan Economic Development
- Lisa Adair, Senior Planner for Silverton and San Juan County
- Chris Lopez, Community Relationship Manager, Colorado Housing and Finance Authority
- Tim Reinen, Principal, Reinen Consulting
- Willa Williford, Principal, Williford LLC

Zoning

The current site assemblage consists of lots that are appropriately sized for townhome units and multifamily units. The final approved subdivision plans for Anvil Mountain dated March 2012 are used as the basis for design, which requires a PUD approval of the Planning Commission

Survey

The consultant team is utilizing the approved Final Plat drawing dated March 2012, for property and lot lines consisting of 6 designated lots.

Infrastructure

Water and sanitary sewer are available within the right of way adjacent to the three parcels. There are overhead power lines that may need to be addressed in development of the rental housing.

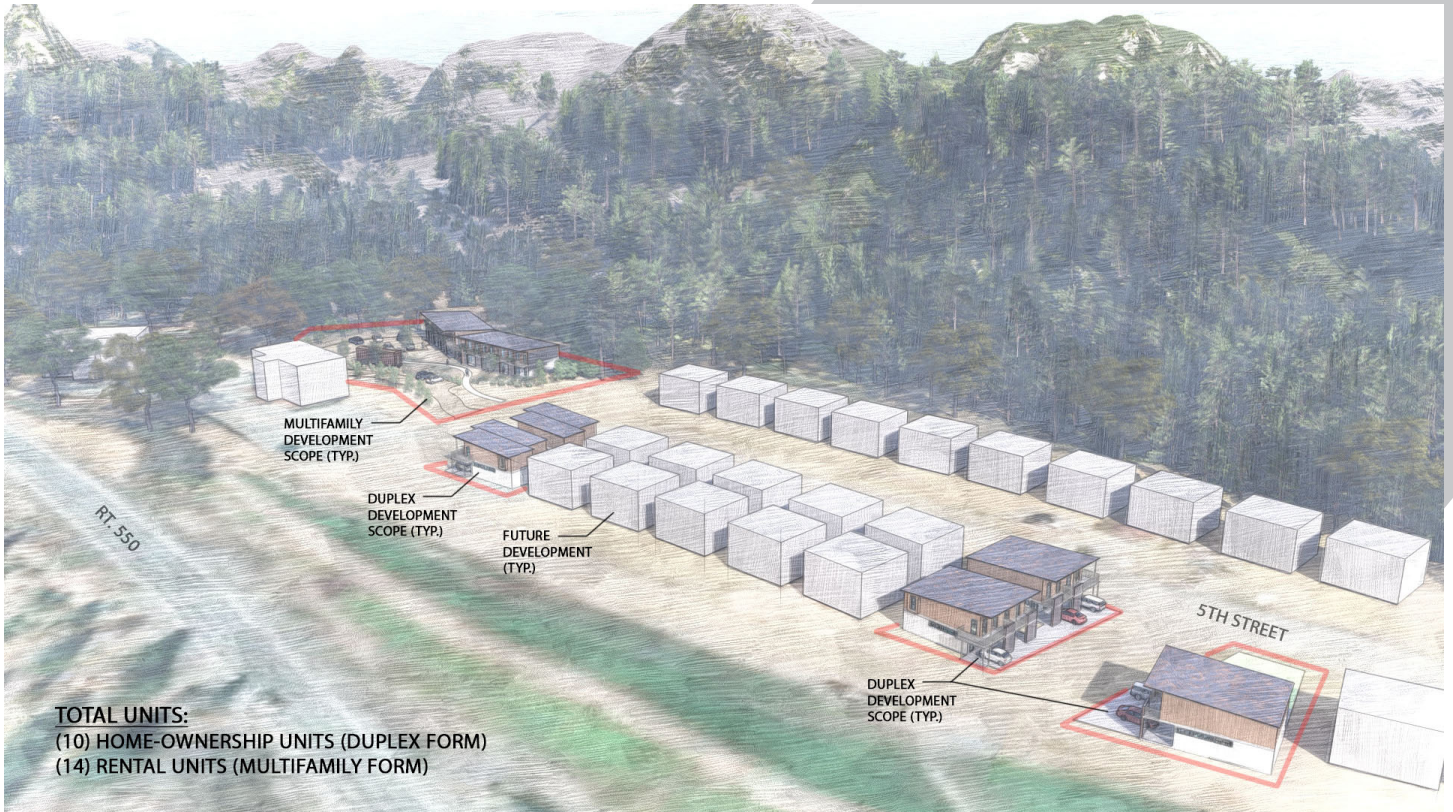
Other constraints

Infrastructure was funded through the Colorado Department of Local Affairs. The funds came with requirements to serve households at specific income levels, including 60% of units for households under 125% AMI and 60% of those for households under 80% AMI, as noted above.



CONCEPT DESIGN

**Note: These images are for conceptual design only, and should not be used for construction purposes*



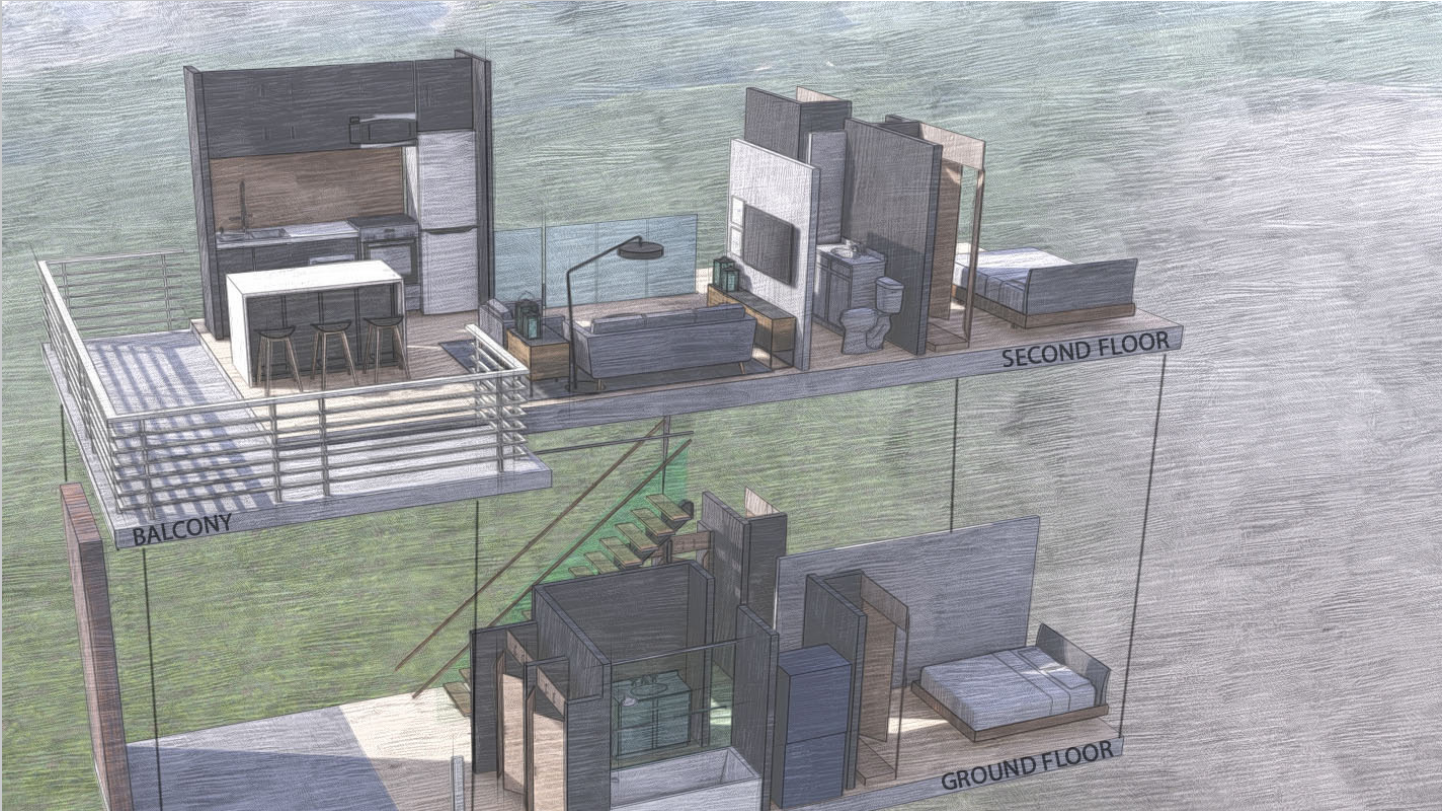




**Note: These images are for conceptual design only, and should not be used for construction purposes*



**Note: These images are for conceptual design only, and should not be used for construction purposes*



PROJECT FINANCING

PROFORMA

A proforma is an analysis used to determine the financial feasibility of a development project.

The first component of this analysis is an estimation of development costs. This is done by researching the current costs for development including ‘hard costs’ that include the physical materials that go into the building and the construction labor, and ‘soft costs’ which include permitting costs and the fees of professionals such as architects and engineers who are needed to ensure a structurally sound project.

The second component of the proforma varies depending on whether the model is used for for-sale or rental. When modeling for-sale, the estimated purchase price of the units should cover the development costs, otherwise subsidy for the project will need to be identified.

When modeling rental, the second component is a forecast of the revenue that can be generated by the development and the operating expenses that will be incurred annually once the project is up and running. There are several ways to approach this, but knowing the goal of this development is to create housing that is affordable to local residents, the anticipated rent amounts for the residential units are set based on the Colorado Housing and Finance Authority’s 2021 Maximum Rent Tables which are based on the area median income for San Juan County. Operating expenses are forecasted based on other projects with similar characteristics. Together, these inputs illustrate how much of the project can be financed through a conventional loan and how much of a gap remains between the development costs and the identified sources of funding. Once it is clear how much additional money is needed, the project developer can begin looking for other funding sources in the form of grants, loans, or tax credits.

Silverton Assumptions - For Sale

Development		
Land	\$0	In-kind from San Juan County
Site Improvements	\$0	Site Improvements are already complete
Hard Costs	\$2,260,000	\$200/sf
Soft Costs	\$565,000	\$50/sf
Professional Fees	\$113,000	5% of hard costs
Construction Finance	\$65,930	4% @ 60% accrual over 1 year; 65% LTV
Developer Fee	\$127,125	Modeled low at 5% of hard and soft costs
Brokerage Fee	\$74,635	2.5% of sales price
Total	\$3,204,690	\$321,053 per unit

Home Size	AMI Level	Square Feet	Sale Price
3 bedroom/1.5 bath	Unrestricted	1,130	\$500,00
3 bedroom/1.5 bath	124%	1,130	\$321,900
3 bedroom/1.5 bath	79%	1,130	\$205,100

Sales prices were modeled in several different combinations that would all meet the requirements set forth by the Department

of Local Affairs discussed above. Depending on how prices are set, the project may generate a profit (4 units at market rate, 5 units at 125% AMI, and 1 unit at 80% AMI), or there may be a gap of approximately \$11,000 per unit (8 units at 125% and 2 units at 80%). Even at these price points, the townhomes may be priced higher than what is affordable for the households the Town aims to support.

Silverton Assumptions - Rental

Development		
Land	\$0	In-kind from San Juan County
Site Improvemnts	\$300,000	Grading and powerline
Hard Costs	\$1,865,000	\$250/sf
Soft Costs	\$373,000	\$50/sf
Professional Fees	\$93,250	5% of Hard costs
Construction Finance	\$36,731	4% @ 60% Accrual over 1 year; 65% LTV; 1% orig
Permanent Finance	\$17,800	1% Origination
Developer Fee	\$111,900	Modeled low at 5% of hard and soft costs
Operating/DSC Reserves ²	\$80,210	6 mo. of operating expenses and debt service
Replacement Reserves	\$4,900	\$350/unit
Operating Expenses	\$56,000	Est. \$4,000 per unit per annum; may be lower with in-kind work
Total	\$2,882,791	\$205,914 per unit

If rents are modeled at the 80% AMI range, this development can drive \$1,780,000 in conventional financing, leaving a \$1,102,791 gap (\$78,771/unit). The 80% AMI rental rates may still be too high for the residents the Town is hoping to support; to make the units affordable at lower price points, more gap financing will need to be sourced.

POTENTIAL SOURCES

- Options to fill the gap between the development costs and the available financing include:
- Colorado Division of Housing grants
- The development site is in an area eligible for USDA Multi-Family Housing Direct Loans which can be used as an alternative to conventional financing
- Colorado Housing and Finance Authority also provides competitive loans for housing in small rural communities
- HB 21-1271 is a new funding source through Colorado Division of Housing that might have potential for this site
- Philanthropic funds through local, regional or state fundraising
- Local general funds or passthrough sources such as American Rescue Plan
- In-kind work by San Juan Economic Development Council, Town of Silverton, and San Juan County has already supported this project development, and may continue to do so.

Additional information on potential funding sources is attached in the funding map appendix.

²Debt Service Coverage

ROLES

Anvil Mountain Housing	Rental	For-Sale
Lenders	TBD, CHFA	
Grant Funders	CO Division of Housing, And? And?	
Land Use Approvals	Town of Silverton	
Developers/ Owner's Rep/ Contractor	San Juan Economic Development Corp	
Builder Developer	TBD through RFP	
Compliance	<i>Property Manager</i> Town or Housing Authority?	<i>Deed Restriction</i> Town or Housing Authority?
Land Owner/Applicant	San Juan County transfer to town of Silverton	
Long Term Owner	Town or Housing Authority?	Resident occupants

ACTION ITEMS/NEXT STEPS

The stakeholder team has determined that proceeding with the for-sale townhome portion of this proposal is the immediate next step. The rental development is proposed to proceed within three years.

ANVIL MOUNTAIN - TOWNHOUSE - DEVELOPMENT PROCESS

Action Steps	2022				2023				2024			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Predevelopment												
Define structure, roles, duties												
Establish funding and development plan												
Select and refine design concept												
Submit/Process Annexation Application												
RFP for development partner												
Complete design												
Complete financing												
Development												
Building permits												
Construction												
Sales												

Other recommendations include:

- Further refining project roles.
 - » Who will lead tenant/buyer eligibility, selection, and contacting?
 - » Assign a project manager/owner's representative to coordinate the project and keep momentum.
 - » Who will coordinate the predevelopment of the future rentals project, so that it is ready for development in 2023 or 2024.
- Host a community meeting to gather feedback on the preliminary design concept and proposed process.
- Proceed with annexation of the site into the Town of Silverton, if possible.
- Finalize and issue a request for proposals for a developer/builder to participate in a public/private partnership.
- In coordination with the selected developer, apply to grant funders and lenders. Further explore and confirm funding sources, including CHFA, Colorado Division of Housing, Colorado Health Foundation, ARPA, Colorado Trust, and Rural Philanthropy.
- Create a tenant/homebuyer selection plan in coordination with local government entities and the Colorado Division of Housing. Examples from the processes used to date at Anvil Mountain and peer communities such as Gunnison and Basalt can help to inform this process.
- Research prefabrication, in-kind donations of labor and materials, and other cost-saving measures to address high construction costs.
- Continue to refine the financial projections.
- Develop marketing materials, provide regular updates to the community on project progress and keep an interest list of potential buyers.
- Consider options for unit layouts. Townhomes can be 2 or 3 bedrooms w/ additional bathroom fixtures as the developer sees fit. Final design for multifamily should have exterior stairs covered from elements.

ACKNOWLEDGMENTS

Chris Lopez, Community Relationship Manager, Colorado Housing and Finance Authority

Gloria Kaasch-Buerger, Town Manager, Silverton

Beth Kramer, Executive Director, San Juan Economic Development

Lisa Adair, Senior Planner for Silverton and San Juan County

Bill MacDougall, Building & Code Official, Fire Inspector, Town of Silverton

Brian Anderson, Residential and Commercial Contractor, 9318 Contracting

Nico Foster, Construction and Design LLC

Tim Reinen, Principal, Reinen Consulting

Willa Williford, Principal, Williford LLC

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