

# 2025 Pagosa Springs CDC Workforce Housing Project

Pagosa Springs Community Development Corporation

46 Eaton Drive | Pagosa Springs, CO

[www.pagosaspringscdc.org](http://www.pagosaspringscdc.org)

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## With Deep Gratitude

Thank you to **Pagosa Area Water and Sanitation District (PAWSD)** for waiving the 2024 Capital Investment Fees for our Workforce Housing Project.

Your act of generosity made it possible to bring **10 homes** to market—homes now filled by the people who keep our community running: **teachers, 911 operators, fly fishing guides, and town employees.**

Because of you, they now have a place to call home in the town they serve.

**Your support is more than financial—it's a commitment to the heart of our community.**





## Overall Objective: Build 45 Workforce Housing Homes in 5 Years

- Completed 10 Homes in 2024 in the 80%-100% Average Median Income
- TO Complete 5 Homes in AMI Limited by Available Grant Funding IN 2025
  - Build (3) 2 Bed/2 Bath/1 Car at 80% AMI  
2 persons = \$66,560 = 2 incomes
  - Build (2) 3 Bed/2 Bath/1 Car Under 100% AMI  
4 persons = \$103,900 = 2 incomes



**While we recognize and respect the operational needs of PAWSO,**  
we are asking for your continued partnership in addressing the urgent need for local workforce housing.

By waiving the Capital Investment Fees for new services in this next phase, PAWSO can play an equal and essential role in helping bring these homes to market—homes for the very people who serve our community every day.



# More Housing Now Update



# Profound Impact on Housing due to our Housing Project



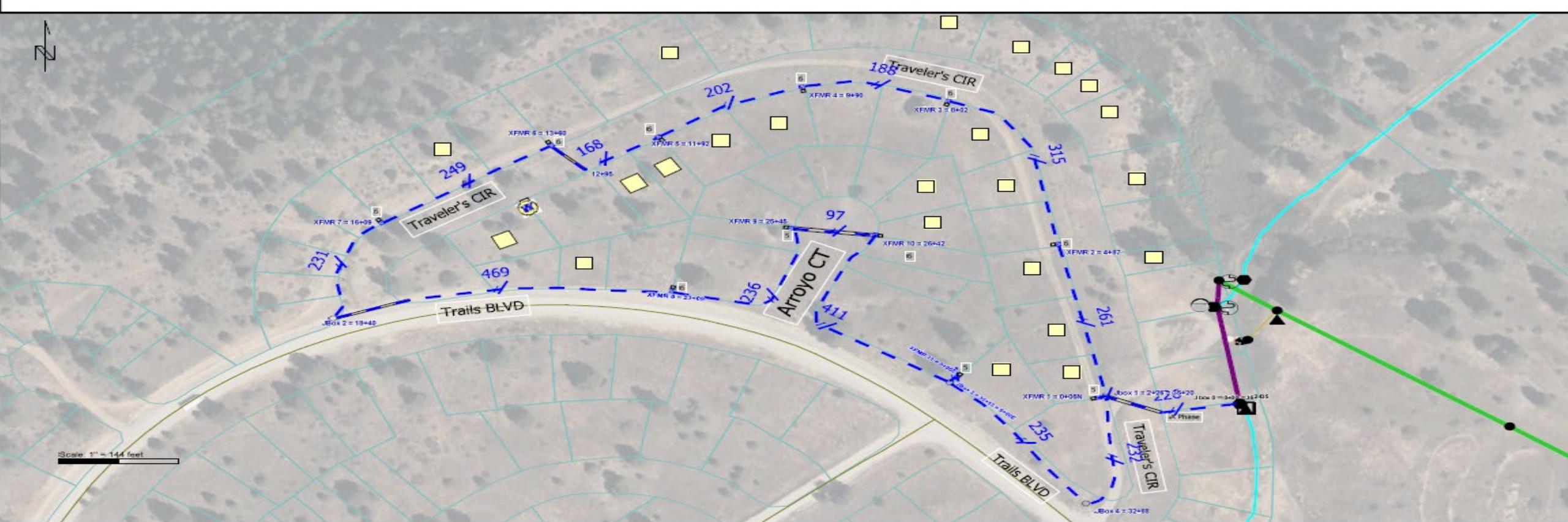
**High Drive to Cresent Ct**



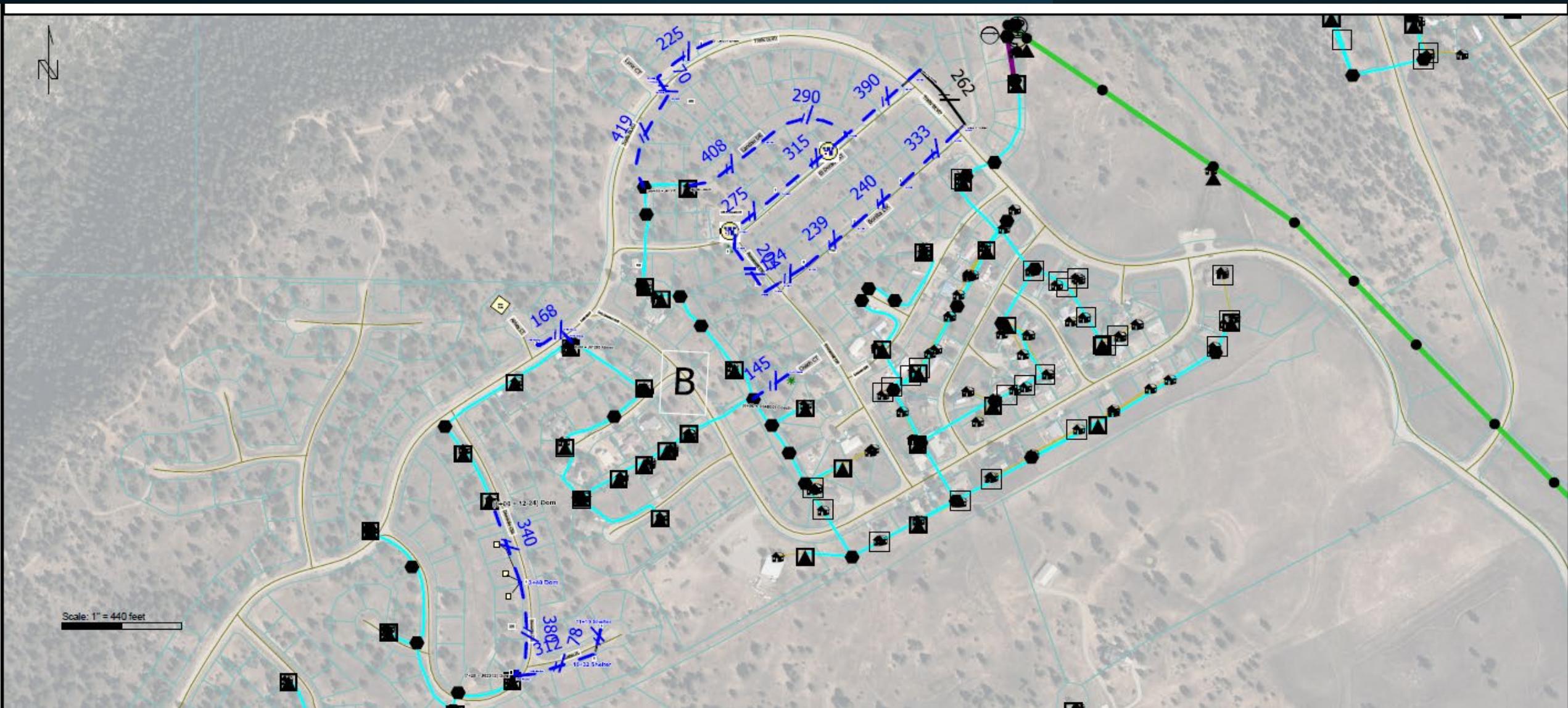
**Eifel Ct and Martin**

# Build this Road and install Electric and Fiber

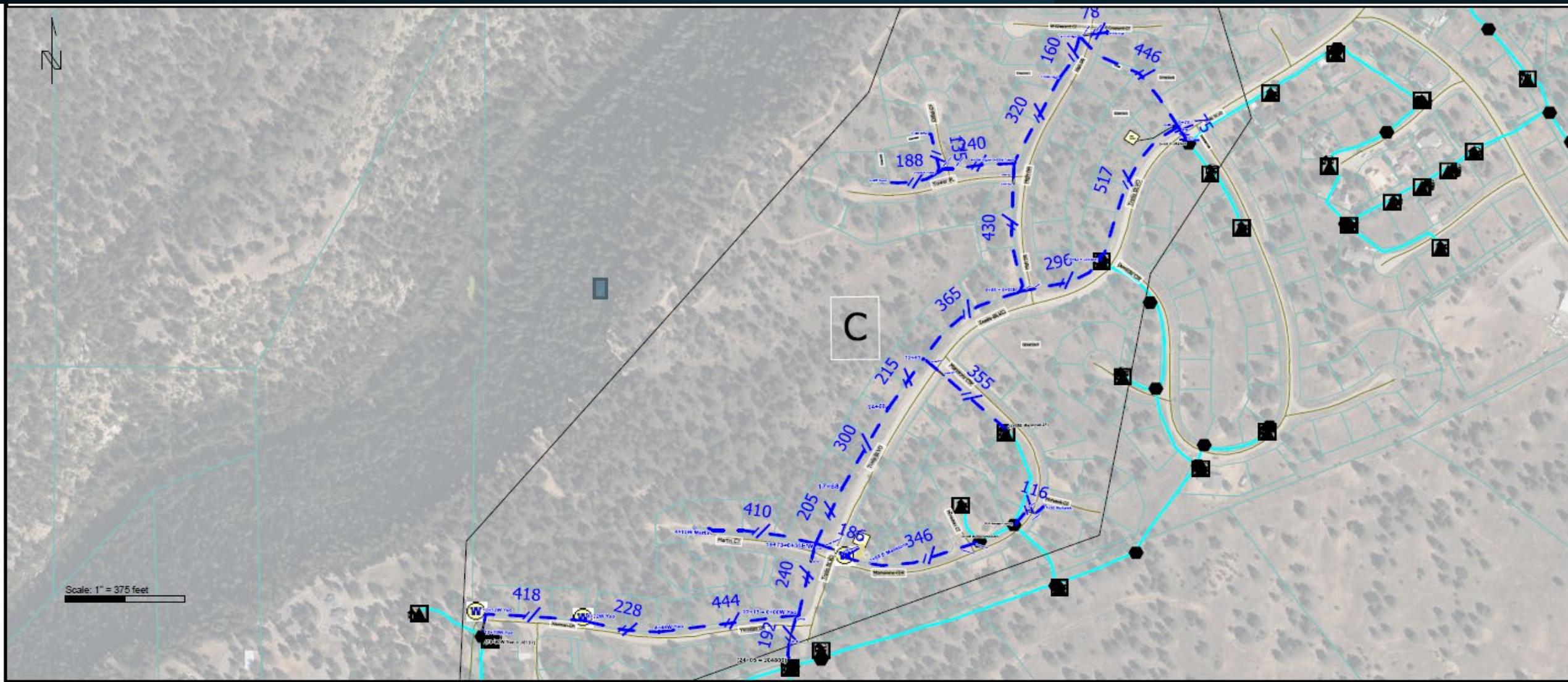
Completed by Crew:	LA PLATA ELECTRIC ASSOCIATION Colorado 32 La Plata UNDERGROUND			Work Order No:	20240862A
Completion Date:				Sheet No:	4 of 9
Line Supervisor:				Substation:	IPAGOSA - 47
Inspected By:				Circuit #:	IP121
Store:	Location: Pagosa Trails - Travelers Cir & Arroyo CT			County:	Archuleta
740C Code:	Subdivision: Pagosa Trails			Staked By:	Carolyn Foster
	Map Reference: J62435	T: 35N	R: 2.5W	S: 25	Date: 10/30/2024
	Primary Wire: (1/0); 1/0 CIC	Ruling Span: 0			



# Build this Road and install Electric and Fiber in Bonita and Eldorado go down Trails Blvd to Domicile



# Build up Roads and install Electric and Fiber up Highdrive, Eifle , Martin, and Yeoman.



**Every lot in Chris Mountain 2 and Trails is now fully served with electric, fiber, and improved roads.**

**Yet, five newly completed homes—already PAWSD customers—are still running on generators while awaiting final utility service connections.**





# Impact on Workforce & Affordable Housing

## **State-Approved Housing Needs Assessment**

First in Colorado to complete and have the plan accepted under SB24-174.

## **Fair & Equitable Housing Lottery**

Designed to ensure transparent and easy access to homeownership.

## **Deed-Restricted Housing Inventory**

Protects long-term affordability for essential workers and local families.

## **Affordable Housing Guidelines Created**

Standardized framework adopted across all deed-restricted properties.



## PSCDC & PAWS Strong Partnership

- **Through our strong partnership with PAWS, PSCDC covered the cost of interns to help strengthen and expand PAWS's workforce.**
- This investment not only supported PAWS's staffing needs but also provided valuable career experience for local talent—creating a pipeline for long-term employment in critical infrastructure.
- **2022:** \$15,245.98 contributed
- **2023:** \$13,664.17 contributed
- **2025:** \$8,000.00 contributed
- **Total Contributions:** **\$36,910.15**



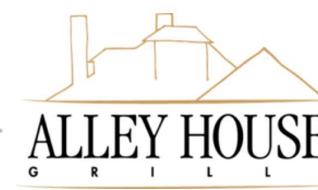
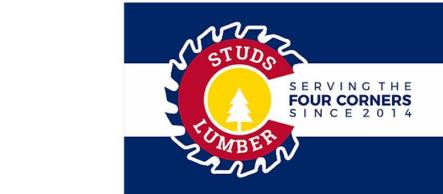
# Community Partners



**ARCHULETA  
COUNTY**  
COLORADO



**LPEA**  
La Plata Electric Association, Inc.



# Example of affordability when you bring home \$5546.67 80% AMI Gross Monthly

Gross Annual Income	Payroll Taxes	Car Payment	Car Insurance	Grocery	Gas	Utilities Gas, electric Water, sewer	Available for PITI Home Loan 30%	
80% AMI 2 persons \$66,560.00	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Monthly	Total Monthly Expense
\$5,546.67/ Month Gross	\$998.33	\$533.00	\$255.00	\$600.00	\$400.00	\$331.00	\$1,849.00	=\$4,966.33
<b>Remaining Income:</b>	<b>\$580.33</b>		<b>Not Included:</b>	<b>Health Insurance</b>	<b>Cell phone</b>	<b>RX</b>	<b>Cable TV</b>	<b>Internet</b>

# Our Commitment to PAWSO

We are committed to seeking more funding opportunities that support **PAWSO** and the community.

Planned infrastructure improvements will unlock **165 new lots** for affordable homes—generating an estimated **\$5.3 million in connection fees** for PAWSO.

We would love to see **PAWSO employees** benefit from this project.

With your support, we can help keep **teachers, healthcare workers, and essential staff** living in the community they serve.

PSCDC will actively promote PAWSO's role in this effort and recognize you as a **true community partner** working to solve Archuleta County's workforce housing crisis.



**We respectfully request that PAWSD waive the Capital Investment Fees for Phase 2 of our workforce housing project.**

This project is not just about building homes—it's about keeping the people who power our community right here in Archuleta County. Teachers, 911 operators, fly fishing guides, healthcare workers, and town employees all need a place to live close to where they serve.

Waiving these fees would directly lower the cost of each home, allowing us to deliver more units at a price our essential workforce can afford.

In turn, this investment would support PAWSD's long-term sustainability by retaining local employees and growing your customer base through additional development.

We hope PAWSD will continue to be a partner in this vital effort to ensure our community remains strong, staffed, and thriving.

**Parks and Rec Maintenance**



Help Bring your  
employees affordable  
Housing!

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Thank you for your time  
and consideration!

Questions?



**PAGOSA SPRINGS**  
COMMUNITY DEVELOPMENT CORPORATION

I want to share additional context regarding the critical importance of waiving the capital investment fees for Phase 2 of our Workforce Housing project.

When Archuleta County quit-claimed the 35 lots to PSCDC, deed restrictions were placed requiring all homes to serve households at or below **120% AMI**. These lots were also leveraged as a **match for the More Housing Now Grant**, which is funding infrastructure improvements. This creates both a compliance obligation and a financial dependency: without affordability at or below 120% AMI, we cannot fulfill our commitments.

## **Current Cost & Affordability Gap without waiver**

- **Estimated build cost per 2B/2B single-family home: \$371,268**
- **Mortgage at 7% interest / 30 years: \$2,470.06 per month (before taxes/insurance)**

### **AMI Standards (CHFA 2024):**

- **100% AMI = \$66,000 / yr → max housing cost: \$1,650/month**
- **120% AMI = \$79,200 / yr → max housing cost: \$1,980/month**

Even with maximum down payment assistance (capped at \$60K per home), the best-case scenario reduces the mortgage to ~\$2,070/month—**still above the 100% AMI limit**, and difficult for buyers at 120% AMI due to restrictions on funding.

## **Compliance & Funding Risk**

- Without fee relief, homes will **not qualify as affordable under the deed restrictions** placed on the property.
- This also makes us **ineligible for Prop 123 grant funds**, which require affordability compliance.
- Failure to meet these obligations places us at risk of **defaulting on our DOLA grant**, undermining the entire workforce housing program.

## **Request**

Waiving the capital investment fees is not just about cost savings, it is essential to:

- Keep homes compliant with deed restrictions and state affordability requirements.
- Preserve eligibility for Prop 123 and DOLA funding.
- Ensure that our community's workforce (teachers, EMTs, 911 operators, etc.) can actually qualify for these homes.

Without this waiver, the project cannot achieve its mission of building affordable workforce housing in Archuleta County.

We deeply value PAWS'D's continued partnership and ask for your support in removing this barrier so we can deliver on our shared commitment to serving our community's essential workers.

Town of Pagosa Springs committed funds \$450,000.00

LPEA engineering relief \$120,000.00

Archuleta County on a separate document + plus waived all permitting fees \$12,000.00

PAWS'D estimated at \$260,000. 2024

PLPOA waived all permitting, transfer, and late fees \$14,000.00

Archuleta County Housing Authority, 30 years of Deed Monitoring can't value this.

A multitude of contractors are discounting ½ of the cost of work to support the effort.

Real estate agents donate services to help keep costs down. \$160,000.00

Please see the snapshot in the attached document1