


Grant Application Staff Report

DATE: OCTOBER 23, 2024
TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS
THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER
FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 
CC: RAND M. CLARK, CCAP, NCRT, COMMUNITY SERVICES MANAGER
JENNIFER L. EBY, AICP, ASSISTANT DIRECTOR OF COMMUNITY SERVICES
SUBJECT: **MORE HOUSING NOW GRANT APPLICATION IN THE AMOUNT OF \$1,924,260 WITH A REQUIRED IN-KIND CASH MATCH OF \$1,924,260 FOR A PROJECT TOTAL OF \$3,848,520.**

BOARD OF COUNTY COMMISSIONERS MEETING: NOVEMBER 4, 2024 @ 1:30 PM

I. EXECUTIVE SUMMARY

The More Housing Now (MHN) grant provides funding to local governments to support the infrastructure costs associated with development of attainable workforce housing. Staff requests authorization to submit a MHN application for \$1,924,260 with a required in-kind cash match of \$1,924,260 for a project total of \$3,848,520 to support infrastructure costs related to the development of Ponderosa Pines.

II. REQUEST

Staff requests authorization from the Board of County Commissioners to submit an application to the State Department of Local Government (DOLA), Division of Local Government (DLG) for the MHN grant in the amount of \$1,924,260 with a required \$1,924,260 in-kind cash match for a project total of \$3,848,520.

III. BACKGROUND

The MHN grant program was authorized by the State through funds made available under the Energy and Mineral Impact Assistance program. Funds are generated from the state severance tax on energy and mineral production and from a portion of the state's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally owned land.

MHN funds may be used by local governments to offset the cost of infrastructure needed to support the development of attainable workforce housing. Eligible activities under the

grant include publicly owned infrastructure and streetscape improvement such as water, sewer, stormwater, publicly owned utility infrastructure, sidewalks, and streetscape or placemaking improvements, including high efficiency streetlights, accessibility improvements, and bike or other multimodal improvements associated with an affordable workforce housing project.

IV. DISCUSSION

Ulysses Development Group intends to build 204 units of workforce housing at 6783 Scott Blvd. These units will provide housing for those working in Douglas County who earn less than 60% of the Area Median Income. As a requirement for this project, roadway and infrastructure improvements will extend a .33 mile stretch of Pinery Center Blvd and include the installation of traffic signals at the intersections of Scott Ave and State Highway 83 and Scott Ave and Pinery Center Blvd. Costs associated with these improvements are eligible under the MHN grant.

Estimated cost for the required infrastructure is \$3,848,520. The MHN grant can fund requests of up to \$1,924,260 and requires a 50% cash match. The cash match of \$1,924,260 will be provided in-kind by Ulysses Development. No additional cost to the County will be incurred. Once the project is completed, the improved portion of Pinery Center Blvd will be dedicated to the County.

V. RECOMMENDED ACTION

Staff recommends the Board of County Commissioners authorize application to the DLG for the MHN grant in the amount of \$1,924,260 with a required \$1,924,260 in-kind cash match for a project total of \$3,848,520.

ATTACHMENTS

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FY 2025: Cycle 24-11 EIAF Tier I/Tier II and Special Initiatives Funding Application

Status:
Filed On:
Filed By:
Reviewed On:
Reviewed By:
Reviewer Notes:

Application Overview

You are **required** to work with your [Regional Manager](#) prior to completing your application. [The DOLA Grants Portal will only be opened for your community to apply upon approval from your Regional Manager.](#)

The Department of Local Affairs’ (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) program was created to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Funds come from the state severance tax on energy and mineral production and from a portion of the state’s share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally owned land. The creation of the fund is outlined in C.R.S. 34-63-102 (Federal Mineral Lease) and C.R.S. 39-29-110 (Severance). Grant dollars are to be awarded for the planning, design, construction, maintenance of public facilities, and for the provision of public services by political subdivisions.

Requests in this Cycle 24-11 may be for:

EIAF Tier I: up to \$200,000 with a 1:1 match

EIAF Tier II: over \$200,001 and up to \$1,000,000 with a 1:1 match

Climate Resilience Challenge: up to \$2,000,000 with a 25% match for implementation, 10% for planning

More Housing Now & Land Use Initiative: up to \$2,000,000 with a 25% match for implementation, 10% for planning

Tier I award notifications are anticipated in mid-October 2024. All other application presentations are scheduled for early November 2024 with funding decisions anticipated mid-November 2024. More information on the EIAF program, including these special initiatives, can be found on the [EIAF website](#).

A. APPLICANT/CONTACT INFORMATION

1. Select Your Organization: *

The list is filtered to eligible organizations. If you do not see your organization listed, please contact DLG at 303-864-7720 for further assistance. In the case of a multi-jurisdictional application, please select the lead organization.

Select from a dropdown menu.

In the case of a multijurisdictional application, select the other participating eligible organizations:

Select from a dropdown menu.

2. Principal Representative:

(In the case of a multi-jurisdictional application, principal representative of the lead organization.)

Honorific:

First Name: *

Rand

Middle Name:

Last Name: *

Clark

Suffix:

Role: *Manager, Community Services

Select from a dropdown menu.

Mailing Address: * 100 Third Street

Address 2:

City: *

Castle

Rock

State: * CO

Zip Code: *80104
Phone Number:
*303-660-7460
Email Address:
*randclark1@douglas.co.us

Responsible
Administrator
(will receive all mailings) for the application:

Honorific:
First Name:
*Melody Middle
Name:
Last Name: *D'Haillecourt
Role: * Select from a dropdown menu.
Mailing Address: *100 Third Street
Address 2:
City: *
Castle
Rock
State:
*CO
Zip Code: *80104
Phone Number:
*303-660-7460
Email Address:
*mdhaillecourt@douglas.co.us

B. CHIEF ELECTED OFFICIAL INFORMATION

Please provide contact information for the chief elected official.

Name *George Teal
In case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision.
Title *Chair, Board of County Commissioners
Street Address
*100 Third Street
City *Castle
Rock
State *CO
Please use the two-letter abbreviation
Zip *80104
Phone *303-660-7401
Email Address *bocc@douglas.co.us

PROJECT DESCRIPTION

a. What funding opportunity are you applying for? Select from drop down menu

EIAF Tier I
EIAF Tier II

More Housing Now & Land Use Initiative
Climate Resilience Challenge

b. Project Title *

Begin the project name with your community name. Example: "*Monte Vista Project Name*" or "*Lincoln County Project Name*". Douglas County Ponderosa Pines

c. Project address *

What is the physical address at which the project will be located? 6793 Scott Ave

c.1. County of Project *

What is the County in which the project will be located? Douglas Co.

d. Amount requested *

The amount requested should equal the Grant Request Total line in the project budget attached in Section M. \$1,948,260

e. Matching funds * \$1,924,260

f. Total amount of all costs for the project described in this application *

NOTE: If this application is part of a larger, phased project, then the total amount should reflect the phase being applied for in this application. The total amount should equal the Total line in the project budget attached in Section M.
\$3,848,520

g. For public potable water and public wastewater projects only

Are you willing to discuss any portion of your match being a DOLA loan (5% interest & up to 20-year term)?
Select from a dropdown menu. n/a

g.1 If yes, please enter total loan amount requested

g.2 Desired term of loan

h. Describe the problem, opportunity or challenge that resulted in the request. *

Douglas County is requesting **\$1,948,260** to support the construction of Pinery Center Blvd, associated drainage improvements, and traffic signals. This is necessary infrastructure leading to the development of Ponderosa Pines, a 204-unit attainable workforce development for families that earn, on average, 60% AMI. The main challenge impeding the development of workforce housing today is rising development costs paired with a significantly more difficult financing environment. It is becoming increasingly difficult to bring workforce housing to regions that need them most. Douglas County has a severe shortage of attainable housing for many crucial members of this community – schoolteachers, nurses, firefighters, law enforcement, etc. – and the demand for this housing is going unmet due to rampant costs. The requested \$3,848,260 is necessary to build the infrastructure required by the Ponderosa Pines community, ultimately helping to deliver homes to 204 Douglas County individuals & families. (1,000 character limit)

i. Describe the project scope of work *

Describe the various tasks involved in the project including specific data such as quantities, mileage, square feet, linear ft. etc., as well as specific project location within the city and/or county etc. If this is a broadband planning or middle mile implementation project, describe how it supports last mile expansion. Please be specific to this phase of the project for which you are seeking funding. (1,000 character limit)

Douglas County is requesting funding for is the construction costs for 0.33 mile stretch of Pinery Center Blvd, the associated drainage improvements, and traffic signals. This infrastructure is necessary for the construction of the workforce housing community, Ponderosa Pines, at the NE intersection of Scott Ave and S Parker Rd in unincorporated Douglas County.

The newly constructed road will be a ~0.33-mile, 65,000 SF continuation of Pinery Center Blvd that will connect it to Interlocken St, costing an estimated \$3,388,519. The construction of this road and the development of the Ponderosa Pines community will require two additional traffic signals to be installed, which will cost \$460,000.

Will the project be undertaken in a wetlands or flood hazard area? *
Select from a dropdown menu. YES

j.1 List floodplain maps/studies reviewed. Describe alternatives considered.

(500 character limit) Per FEMA, Pinery Center Blvd will be constructed partially within a 500-year floodplain (FEMA Zone X, eff. 3/16/2016). Per Douglas Co. standards, being in this zone doesn't prohibit any of the necessary work needed to design and construct this roadway

j. Local priority

If more than one application from the same local government (1 of 2, 2 of 2, etc.)
Select from a dropdown menu.

k. Supporting documents

Upload any supporting documents (studies, plans, preliminary reports, schedules, letters of support, etc.) as a single PDF document.

NOTE: Climate Resilience Challenge applicants are required to upload qualifying existing Climate Resilience or Climate Action Plan(s) from within the last 5-years.

Upload

C. DEMONSTRATION OF NEED

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to "political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels."

a. Demonstration of need *

Why is the project needed at this time? (1,000 character limit)

Ponderosa Pines is desperately needed to provide Douglas Co. residents with a sustainable housing resource allowing families to live in their community and near their place of employment. The cost of housing has soared causing many families to spend an unsustainable amount of their income towards housing. The average home price in Douglas Co. is \$715,000 (\$4,000 monthly payment). Payments of this magnitude are unachievable for many households who have a priceless contribution to the County (schoolteachers, firefighters, etc.). Currently, Douglas Co. has approximately 1,600 rent-restricted units for 150,000 households. The workforce housing stock would be increased by 13% with the addition of this single project – Ponderosa Pines. The development of this project hinges on the County infrastructure for which the More Housing Now funds are being sought.

b. Does this project address the stated need? *

Does this project, as identified in this application, **completely** address the stated need? If not, please describe additional work or phases and the estimated timeframe. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases? (1,000 character limit)

The development of the roadway infrastructure will allow Ponderosa Pines to come to fruition. This community will make a significant impact on the housing crisis that Douglas County is experiencing by providing 204 affordable homes. There will not be a future phase of this project that will require any further assistance.

The extension of Pinery Center Boulevard will also improve traffic flow in the surrounding area, which is exponentially expanding due to new single family and multifamily developments. Further, this new road will improve access to the Cherry Creek Trail and the open space / public park that will be built as part of the Ponderosa Pines development.

c. What are the consequences if the project is not awarded funds? *

(500 character limit)

If the project is not awarded funds, the funding for this infrastructure will need to be secured elsewhere. Over the last year, the State has expended much of the funding that used to be available for workforce housing, meaning the search for this funding could drastically impact the timeline to deliver this community. The high demand for workforce housing will continue to run rampant if we cannot proactively provide the housing to meet it. This will unfortunately result in continued housing instability for working families and hinder efforts to improve the community. The grant is essential for making this much-needed project a reality.

D. MEASURABLE OUTCOMES

a. Describe the expected measurable outcomes *

How will the project enhance the livability* of your region, county, city, town or community? Examples would include constructing a new water plant to eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center would provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.

***(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)**
(1,000 character limit)

Ponderosa Pines will become possible with the completion of the County's infrastructure, enhancing the livability of the Douglas Co. community by providing stable, quality housing attainable for 204 families, and thereby addressing a critical housing shortage. High-quality, attainable housing has a transformative impact on households, offering more than just a stable place to live. It creates a foundation for financial security by reducing the burden of high rent, allowing households to allocate more resources towards essentials like healthcare, education, and savings. This housing also fosters stronger communities by reducing turnover and promoting longer term residency, which strengthens social ties and contributes to a safer, more cohesive neighborhood. The project also aligns with energy conservation goals through the implementation of National Green Building Standards, improving both environmental sustainability and residents' quality of life.

E. ENERGY EFFICIENCY AND RENEWABLE ENERGY

Applications will be reviewed on the project's potential to transform both the state and local community's energy portfolio, including considerations of additional renewable energy capacity and/or project type, the energy makeup of the local utility, and historic renewable energy adoption.

a. Energy Efficiency *

Will this project directly implement improved energy efficiencies or develop a strategy that could result in a reduction of the community carbon footprint and increased conservation of energy. Does the project capitalize on renewable energy technology?

Select from dropdown (Yes or No)

Yes

a.1 If yes, please describe. (500 character limit)

Ponderosa Pines is assessing utilizing a 258-kW solar system to offset its electricity usage and will be fully electric ready to reduce the building's reliance on natural gas in the future. These initiatives are designed to contribute to reducing the community's carbon footprint by 700,000 lbs (~265 acres of forest). The project demonstrates a commitment to sustainability and environmental stewardship, aligning with goals for reducing greenhouse gasses and promoting renewable energy sources.

If no, please explain. (500 character limit)

b. For energy efficiency and building electrification projects

How much will the project reduce electricity demand per year in kWh? (Enter amount)

470,000 kWh

b.1. How much will the project reduce natural gas use per year in therms? (Enter amount)

52,000

b.2 How much will the project reduce other fuel type usage per year?

Please name the fuel type (diesel, propane, etc.) and list the estimated annual reduction. (500 character limit)

c. Renewable and clean energy planning and implementation projects

Applications must assess the current needs of the community and help move the community or region towards 100% renewable energy and/or increased climate resilience. Renewable energy projects should be part of a community's climate action and/or sustainability plan that transitions the current dependence on fossil fuels toward renewable, clean energy sources.

If there is a renewable energy component to your project, please answer the questions below. Projects should advance the 100% renewable energy by 2040 goal utilizing specific, measurable outcomes including: energy reduction over baseline (energy efficiency), energy offset over baseline (renewable energy generation) and greenhouse gas reduction over baseline.

What type of technology does the project include? (Select all that apply)

- Solar X
- Hydro
- Geothermal
- Wind
- Hydrogen
- Other

c.1 If other is selected above, please describe. (150 character limit)

c.2 What electric utility serves the project area? Example: Platte River Power Authority. (100 character limit)

Core

c.3 How much is the project estimated to save per year in utility costs? (Enter dollar amount)

22500

c.4 For solar and hydro-electric projects

How many kW of generation capacity will be added from your project? (Enter amount)

470,000

F. POPULATION AND LOCAL EFFORT

a. Current population *

Current/most recent conservation trust fund/lottery distribution estimate, [Colorado State Demographer](#) estimate, or a projection based on the communities' percentage of overall county population is acceptable.

Colorado State Demographer – SDO Est. July, 2020 Douglas Co Population: 360,120

b. Five year population projection *

c.

Colorado State Demographer – SDO Est. July, 2025 Douglas Co Population: 394,986

Colorado State Demographer – SDO Est. July, 2030 Douglas Co Population: 418,379

d. Relationship to Community Goals *

Please describe if the project is identified in the applicant's organizational budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? (500 character limit)

[DC to provide input]

Ponderosa Pines directly contributes to achieving the goals set forth in the County's Comprehensive Plan. This community will aid in the goal of "promoting housing diversity" and "providing areas for urban development to preserve the open spaces and nonurban areas". The 35-acre site that the project will sit on will include a 3-acre regional park as well as 20-acres of protected open space while also delivering attainable housing to 204 households.

e. Land use strategies & best practices

For More Housing Now projects only, you are required to complete and upload a [Land Use Strategies & Best Practices form](#) as a PDF from the [EIAF website](#) of the land use strategies and best practices your jurisdiction has adopted (even if they all don't impact this particular project). [Land use strategies list included in HB21-1271](#) and [Land use best practices list created through HB22-1304](#).

Upload

f. Why can't this project be funded locally? *

(500 character limit)

The local jurisdictions – Douglas County Housing Partnership (DCHP) and Douglas County – are both supporting the Ponderosa Pines development. DCHP will be providing the necessary Private Activity Bond (PAB) allocation required to finance the development and will also be joining in the ownership to provide a tax exemption. Douglas County is reviewing the development and will provide any possible fee waivers to aid in the feasibility, subject to board approval.

g. Has this project been deferred because of lack of local funding? If so, how long? *

(500 character limit)

As is typical with this type of housing development, the main sources of funding are tax credits (subject to an application) and private activity bonds (PAB) (subject to the annual volume cap). Douglas County Housing Partnership will be providing roughly \$54mm of PABs to the development, which accounts for their full allocation from the state for 2024 and 2025. So, in essence, the infrastructure project and development are "deferred" until there are enough PABs to progress through financing.

h. Explain the origin and status of your local cash match. *

(Note: Whenever possible, local government cash match is on a dollar for dollar match to the award amount).

Douglas County Housing Partnership (DCHP) will be providing the local match through their allocation of approximately \$54mm of Private Activity Bonds (PAB) to the project. The proceeds from the PABs are a necessary component to developing LIHTC communities as is stipulated by the federal government. Ponderosa Pines will receive these PABs courtesy of DCHP.

Are the local matching funds committed or pending? If pending, when will the status of those funds shift from pending to committed? If funding is awarded and in-kind contributions are included in the project budget, detailed tracking of in-kind will be required. (500 character limit)

DCHP has confirmed that they will provide the necessary PABs for the development. Their 2025 allocation from the state will be needed on top off their 2024 allocation for the project in order to meet the necessary PAB threshold. So, we anticipate having the full amount (\$54mm) committed by mid-2025.

i. Community partners *

What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how you and your partners are addressing problems across multiple sectors (community, economic, housing, natural resources, etc.) through this project. (1,000 character limit)

The end goal of the infrastructure work is the Ponderosa Pines community. DCHP is joining the ownership of this community as a Special Limited Partner, providing it with a property tax exemption that is vital for its financial feasibility and helps limit additional need of funding. The development team is also approaching Namaste Solar with the goal of bringing Solar PV to the project to maximize use of renewable energy and build this community for the future.

i.1 Community Outreach *

Describe efforts such as inclusive community outreach used by your jurisdiction to serve and engage underrepresented groups. (500 character limit)3

Regarding the broader project (Ponderosa), we have held community meetings for potential residents and other stakeholders over the previous couple of years. Several notices have been released, inviting community feedback that has directly influenced our plan and building design. The development team has also met with local employers and other agencies to truly understand the need for more workforce housing in the County. This reflects the commitment to engage the community directly impacted by the project.

j. Tax rate, usage charges, or fees *

Have tax rates, user charges or fees been reviewed recently to address funding for the proposed project? Select from a dropdown menu.

Yes

j.1 Tax rate or usage charge modifications

If the tax rate, user charges or fees were modified, what was the modification and when did this change occur? (500 character limit)

Douglas Co. is reviewing the project for all possible fee waivers that could benefit the development's, and therefore the project's, feasibility, including but not limited to permit and impact waivers. These waivers are subject to formal Douglas County approval.

G. READINESS

a. If awarded funds, when can the project begin? * (Months)

Tier I awards are made in October 2024 with contracts expected in January 2025.
Tier II awards are made in November 2024 with contracts expected in February 2025.
Select from a dropdown menu.

The project can close and begin construction in the fourth quarter of 2025.

b. What is the time frame for project completion? *

Select from a dropdown menu.

24 months of construction after the closing date.

c. If design or engineering is a component of this project, please select the percentage of completion *

Select from a dropdown menu the percentage of completion as of the date of this application (N/A, 0% - not started, 1%-24% complete, 25%-49% complete, 50%-74% complete, 75%-99% complete, 100% complete)

75-99%

d. How were project cost estimates determined? *

How did the applicant develop project cost estimates? (500 character limit)

The scope of work has been priced by Shaw Construction.

d.1 Is the project supported by bids, professional estimates or other credible information? *

Select from a dropdown menu.

Yes

d.1.i Bids/estimates

Please attach a copy of any supporting documents. (PDF Document)

[Upload](#)

e. Are any Local, State or Federal permits required before the project can proceed? *

If yes, please describe and note the status of permit acquisition. (500 character limit)

The project must receive a building permit from Douglas Co. before proceeding with construction. We anticipate receiving the building permit in the fourth quarter of 2025 with construction beginning promptly afterwards.

f. State or National historic registry designation *

Is the project on a State or National registered historic building, structure, site, or in a District?

Select from a dropdown menu.

No

f.1 State or National historic registry number

If the project is on the State or National registry, please provide the registry number. DOLA may need to seek a determination of effect from History Colorado and the State Office of Archaeology and Historic Preservation. (100 character limit)

f.2 Historical, archaeological or cultural significance

Please describe how the project will affect historical, archaeological, or cultural significance of the building, structure, site or district? (500 character limit)

f.3 Attach supporting documents (if applicable)

If on a State or National Register, please upload color photos of the project work areas and a detailed written description of work proposed. The photos and description should include details beyond the general scope of work described above. (Upload photos and description as a single combined PDF document)

Upload

I. ENERGY & MINERAL RELATIONSHIP

a. Community energy or mineral impact *

Describe how the community is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources.

For example: “Heavy truck traffic directly related to energy development is impacting County Road X, or “there are X number of oil and gas wells, storage facilities, transfer stations, etc. in the municipal or county boundaries, or a legacy of energy extraction has resulted in environmental issues in the area, or finally, the closure of energy production facilities is impacting the community.” (500 character limit)

Workforce housing is impacted by rising costs from energy development and production in many ways. Increased energy costs raise construction expenses, making new housing less affordable. Higher energy bills can also strain household budgets, reducing the affordability of existing homes. Moreover, the development of energy projects can increase local land values, driving up housing prices. These factors collectively make it harder for low-income families to find and maintain housing they can afford.

J. RESILIENCY CRITERIA

The Energy and Mineral Impact Assistance Program is required to integrate resilience criteria into the program. By bringing resiliency considerations into project planning and implementation, projects should be better poised to benefit a number of sectors (economy, health, infrastructure, etc.), minimize long-term risks, and anticipate or be better prepared to respond to changing conditions faced by Colorado communities.

For clarification or further guidance on how the Resiliency Criteria can be incorporated into projects, visit the [Resiliency Prioritization Criteria](#) section of the [Colorado Resiliency Playbook](#). The [Colorado Resiliency Framework](#) site can also be used to develop a focused approach to incorporate these measures into all, or most projects. Below, please select Yes/No for all of the criteria that can be considered to apply to your project. Project scoring for these criteria is based on whether or not the project proposes to incorporate these long-term resiliency measures into the planning, development and implementation of the project.

- a. Adaptive capacity: Select from a dropdown menu. *

Yes

a.1 Briefly describe how this project includes flexible and adaptable measures that consider future unknowns of changing climate, economic, or social conditions. **NOTE:** Climate Resilience Challenge applicants are required to describe how their proposal adapts to a changing climate. * (500 character limit)

Ponderosa Pines is designed to inspire and adapt to changing climate, economic, and social conditions. It is anticipated to feature solar energy, an electric-ready building, EV parking spaces, and dedicated open space. The development is being designed not only for sustainability goals today, but also with the intention of meeting those in the future.

- b. Co-benefits: Select from a dropdown menu. *

Yes

b.1 Briefly describe how this project provides solutions that address problems across multiple sectors including the community, economic, health and social, housing, infrastructure, and watersheds and natural resources sectors to create maximum benefit. * (500 character limit)

Attainable workforce housing stands at the intersection of community, economic, health, social, and infrastructure dynamics necessary for a thriving society. More than just a place to live, it shapes the well-being of individuals and families, stabilizes economies, and fosters social connections. Well-planned quality housing contributes to better health outcomes and stronger infrastructure, ensuring access to essential services and transportation, and supports the growth of vibrant, resilient communities.

- c. Risk Reduction: Select from a dropdown menu. *

Yes

c.1 Briefly describe how this project reduces risk and vulnerability to people, infrastructure, and natural systems.* (500 character limit)

Housing which is attainable for families with in income of 60% AMI reduces risk and vulnerability for people, infrastructure, and natural systems by providing stable, secure living environments. It lessens financial strain for individuals and families, reducing homelessness and associated health issues, and it fosters community resilience through economic stability and social cohesion. Sustainable designs in affordable housing incorporate energy-efficient technologies and resilient building practices, mitigating environmental impact.

d. Long-term and sustainable: Select from a dropdown menu. *

Yes

d.1 Briefly describe how this project will be able to be maintained by the community over its lifetime, reduces environmental impacts and is an investment that will last for generations. The project looks to the future and creates long-term gains for the community.* (500 character limit)

Through partnerships with local governmental entities, the developer ensures the project's long-term affordability, offering sustained affordable housing for the Douglas Co. community. Furthermore, the energy-efficient features being implemented in this project will enable the community to sustain the property over the long-term while minimizing costs.

e. Mitigates climate change: Select from a dropdown menu. *

Yes

e.1 Briefly describe how the project includes renewable energy components and other solutions to mitigate the effects of climate change as much as possible and move the community or region towards 100% renewable energy. **NOTE:** Climate Resilience Challenge applicants are required to describe how their proposal reduces greenhouse gasses/mitigates climate change.* (500 character limit)

Ponderosa Pines is designed to innovate and respond to evolving climate, economic, and social conditions. It plans to integrate a 258-kW solar energy system, an electric-ready building, EV parking spaces, and open space. As discussed, we intend to implement a transportation service for residents that ensures convenient access and sustainable mobility options.

f. Socially Equitable: Select from a dropdown menu. *

Yes

f.1 Briefly describe how this project solution is inclusive of and addresses the needs of populations and community groups that have been or are disproportionately and negatively impacted by disasters, including social and economic shocks and stressors. The project addresses inequities, removes barriers, and benefits these populations by equitably distributing project-related benefits and providing access or meeting functional needs. **NOTE:** Social equity is required for Climate Resilience Challenge applications. Additional guidance and resources on the Climate Resilience Challenge are on the [EIAF website](#). * (500 character limit)

The developer has created a strategic partnership with the local housing authority (DCHP) to ensure the long-term affordability of the community, allowing households peace of mind in securing a home. These collaborations and our promise to the residents underscore our commitment towards creating a supportive community where every resident can flourish.

K. COMPREHENSIVE PLAN AND LAND USE REGULATION PROJECTS ONLY

a. Is this application for a comprehensive plan or land use regulation project? * If no, proceed to Section L.

Select from a dropdown menu.

No

The State of Colorado requires local governments to adopt Comprehensive (Master) Plans per C.R.S. [30-28-106](#) (for counties) and [31-23-206](#) (for municipalities). When funding comprehensive plans, DOLA **requires** that the following project components be included in the scope of work:

- An inclusive community outreach and engagement plan to ensure participation from underrepresented groups.
- The plan must assess and address housing needs of current and future residents at all levels of affordability. It must include locally-appropriate goals, strategies, and actions to promote affordable housing development. This work must use the best available data (e.g., State Demography Office data or a recent housing needs assessment). When it comes time to consider implementation strategies, jurisdictions may find the Strong Communities [list of Land Use Best Practices](#) helpful in this work.
- Risks of natural and human-caused hazards to life, property, and public resources, and consideration of their impact to vulnerable communities. Include goals, strategies, and/or actions to address and mitigate these hazards (must identify and address all potential hazards as described in the county's Hazard Mitigation Plan). Communities may find DOLA's [Planning for Hazards](#) guide helpful in this work.
- In the spirit of the state's goal to engage with disproportionately impacted communities ([C.R.S. 24-4-109](#)), the plan must use an environmental justice lens, particularly when it comes to the impacts of hazards, resources, and amenities to promote equitable outcomes.
- The plan must address the community's water supply and water quality goals. Per [C.R.S. 31-23-206\(1\)\(d\)](#) and [30-28-106\(3\)\(a\)\(IV\)](#), the community must:
 - Consult and coordinate with local water provider(s),
 - Include water conservation policies, and
 - Identify in the plan water supplies and facilities sufficient to meet public and private infrastructure needs reasonably anticipated or identified in the planning process.

Within the first six months of receiving the grant, awardees must submit a self-assessment, such as the [Colorado Growing Water Smart: Community Self-Assessment](#), to include water supply and demand status and trends, existing water conservation and efficiency goals and policies. Consult the DOLA Land Use and Water Planner before or immediately following award for free technical assistance.

- The plan must include an action plan that prioritizes actions necessary to implement the plan, creates a timeline for implementation, and assigns responsibility for actions.
- And, *for municipalities only*, a plan for three miles outside municipal boundaries, also known as the three mile plan, per [C.R.S. 31-12-105\(1\)\(e\)\(I\)](#).

The department **strongly encourages** the following:

- Land use code updates: Because the land use code implements a comprehensive plan, a land use code update is strongly recommended to immediately follow a comprehensive plan update.
- Policies and strategies in the comprehensive plan and land use code to plan for the community's aging demographic.
- Policies and strategies to address energy efficiency, reduce greenhouse gas emissions, and increase the use of renewable energy sources where applicable.
- Intergovernmental agreement(s) (IGA) with neighboring jurisdiction(s) to cooperatively plan for areas of mutual interest (e.g., three-mile areas). In addition, the IGA will address how infrastructure will be provided or upgraded and maintained in areas of mutual interest and engage major service providers/special districts, as applicable.

b. We agree to include the Department of Local Affairs' required elements for Comprehensive (Master) Plans as identified above in addition to C.R.S. [30-28-106](#) (for counties) and [31-23-206](#) (for municipalities) in the project scope of work.

Select from a dropdown: Y/N

Y

b.1 If no, explain why the required elements will not be included in your project scope of work. For example, recently completed tasks or plans listed above would be incorporated into the comprehensive plan by reference. (500 character limit)

L. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE

For new facilities, additions and renovation projects only. NOTE: If your project will use 25% or more in state funds, then some form of HPCP compliance most likely applies to your project.

Colorado Revised Statutes (C.R.S. 24-30-1305.5) requires all new facilities, additions, and renovation projects that meet all of the following criteria to conform with the High Performance Certification Program (HPCP) adopted by the Office of the State Architect if:

- The project receives 25% or more of state funds (from any/all state funding sources and in aggregate across all project phases, if applicable); **and**

- The new facility, addition, or renovation project contains 5,000 or more gross square feet (NOTE: this includes all phases of project work, e.g., if one phase covers 3,000 square feet and another covers 2,000 square feet then each phase must comply, however, square footage not conditioned for human occupancy, such as an equipment shed, is excluded); **and**
- The building includes or will include an HVAC system; **and**
- Only in the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

Projects that meet the above criteria are required to complete and submit the [DOLA checklist](#). Please visit DOLA's HPCP web page at [High Performance Certification](#) or contact your DOLA Regional Manager.

a. HPCP applicability *

Is the applicant seeking 25% or more of state funds (from any/all state funding sources and in aggregate across all project phases, if applicable)? Select from a dropdown menu.

- a.1 If yes, complete the remainder of this section.
- a.2 If no, the project does not meet the HPCP requirements and the DOLA checklist does not need to be completed and proceed to Section M.

No

b. HVAC details

Please select the type of HVAC system for this project.

Select from a dropdown menu (N/A, HVAC upgrade, new HVAC system).

New HVAC System

c. Project type

Please select the type of construction project.

Select from a dropdown menu (new construction, renovation, new construction & renovation, N/A).

New Construction

c.1 What is the square footage of the building?

Please indicate the square footage of the building; if an addition is being added, please indicate the square footage of the addition separately.

(200 character limit)

GBA of 238,614

d. For renovation projects only, does the cost exceed 25% of the current value of the property? *

Select from the drop down list.

No

d.1. What is the current property value?

Current property value is determined on the assessed or appraised value.

d.2 What is the total project cost for the renovations?

e. Does this project meet the HPCP criteria?

If you answered "yes" to questions a and b, then your project likely meets the HPCP applicability criteria and you **must** complete the HPCP registration form and preliminary checklist and upload below. (See DOLA's HPCP web page for registration and checklist form.)

No

e.1 HPCP registration form and checklist

Please upload the [HPCP registration and checklist form](#) in an Excel format.

[Upload](#)

f. Third party verification

Have you included any costs in the budget for this grant application for third party verification to comply with the High Performance Certification Program?

Select from a dropdown menu.

No

f.1 Third party verification cost

If you answered yes above, please specify the estimated cost for third participation verification/certification.

f.2 Third party verification resources

Will you need assistance locating resources, third party consultants, or technical assistance for HPCP third party verification requirements, preparing cost estimates, or otherwise complying with the HPCP?

Select from a dropdown menu.

No

f.2.i Third party verification resources required

If you answered yes above, please describe the type of resource identification assistance you need.
(500 character limit)

M. FINANCIAL INFORMATION (CURRENT YEAR) & BUDGET

Please download and complete an Applicant Financials & Budget Template with the lead agency information as well as any co-applicants on this application. The Applicant Financials Template is on the DOLA website under Forms and Resources tab at <https://cdola.colorado.gov/funding-programs/energy/mineral-impact-assistance-fund-grant-eiaf>.

NOTE: Local governments must be in compliance with filing annual budgets, elections, annual audited financial statements, and other statutory requirements at the time of application.

a. Financial Information Upload discuss all these items

Please upload the completed Project Financials & Budget in an Excel format and name it: <Organization>Financials.xls. Example: "LincolnCountyFinancials.xls" *

Upload

N. COMPLIANCE OF STATE LAWS, REGULATIONS AND DIRECTIVES

a. Certify compliance *

By submitting this application, we do hereby certify that we are in compliance with all State of Colorado laws, regulations and directives.

Select from a dropdown menu.

b. If no, please explain
(500 character limit)

O. TABOR COMPLIANCE

a. Voter authorization *

Does the applicant jurisdiction have voter authorization to receive and expend state grants without regard to TABOR spending limitations?

Select from a dropdown menu.

a.1 **If yes, please explain**
(500 character limit)

a.2 **If no, please respond below**
If no, would receipt of these grant funds, if awarded, result in the local government exceeding revenue limitations, prompting a refund?
Select from a dropdown menu

b. Affirm Local Government Attorney has confirmed this TABOR statement *
Select from a dropdown menu.

P. OFFICIAL ACTION

a. Date of official Board, Council or Commission action *

Enter the date that this application was approved for submission to DOLA by the Board, Council or Commission.

a.1 **Enter Date**

APPLICATION FOOTNOTE

Political subdivisions of the State of Colorado (local governments) and regional Councils of Governments are eligible to apply for grants or loans through this program. Local governments must be in compliance with all laws and provisions governing their operations as well as in compliance with all Department of Local Affairs programs prior to receiving an award.