

Colorado legislature wrapped in May.

Statewide Updates

- **Election Day is November 3rd – Here's what's at stake at the local, state & federal levels:**
 - US Senate (John Hickenlooper -D-incumbent)
US Congress - District 3 (Jeff Hurd- R- incumbent)
 - Colorado Governor; Secretary of State; State Treasurer; Attorney General; Board of Education; State Representative District 59 (Katie Stewart incumbent);
 - La Plata County Commissioner District 1 (Elizabeth Philbrick incumbent); County Clerk (Tiffany Lee likely running unopposed); County Treasurer (Moni Grushkin incumbent); County Assessor (Carrie Woodson incumbent); County Sheriff (Sean Smith incumbent); County Surveyor (Darryl Crites incumbent); County Coroner.
- The Bureau of Land Management will hold a December 2026 oil and gas lease sale. The BLM opened a 30-day public scoping period for 114 parcels, including **two in La Plata County totaling 160 acres**. The parcels have special stipulations to protect environmental resources. The public comment period ends on July 9, with additional comment periods in August and October. The county commissioners emphasized the need for substantive comments and discussed the importance of road maintenance.

La Plata County Government Updates

- Both La Plata County and the City of Durango have made multiple adjustments to their Land Use & Development Codes to incorporate provisions from Proposition 123. A summary is included at the end of this report for reference.

Durango Government Updates

- Durango City Council is considering updates to ADU regulations, including potential changes to allow renting both lots for local workers or eliminating owner occupancy. The discussion also touched on the need for clearer code language regarding legal non-conforming uses and multi-unit housing.
- Also - A motion was made to discuss data centers and their regulation in the August meeting, emphasizing the need for careful consideration of their impact on the community.

Development Projects – Almost all are still in the Conceptual Design/Sketch Plan stage:

- Durango Crossings - 169 residential units and 23,000 sq. ft. of commercial space. The project aims for 82% affordability, with 60% for-sale units
- Rivergate - Councilors voted to accept \$1.55 million from the state to purchase land, which, along with an adjacent city-owned parcel, will serve local workforce households by deed-restricting 100% of the approximately 50 townhomes proposed.
- Three Springs (190+ units)

- **LPC**

- Willow Springs Townhomes – approximately 17 high-end townhomes (Trimble Lane)
- Purgatory expansion (200+ units)

Meetings attended May 28 to June 30

6/6 – 5:30 p.m. – Durango City Council 6/9 – 9 a.m. – Economic Development Alliance Meeting 6/9 – 10 a.m. – LPC BoCC Business & Planning Agenda 6/13-18 – Attended the Nat’l Assoc. of Realtors Legislative Meetings in Washington, D.C.	6/22 – 5 p.m. – DGO Community Development Commission 6/23 – 10 a.m. – LPC BoCC Planning Agenda 6/24 – 8:30 a.m. – Board Discussion Time – BLM Oil & Gas lease sale 6/26 – 9 a.m. – CO Assoc. of Realtors GAD call – candidate endorsement process 6/30 – LPC BoCC Business Agenda
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CO PROPOSITION 123

Colorado Proposition 123, passed by voters in 2022, diverts 0.1% of state income tax revenue to create a dedicated, ongoing funding stream for affordable housing. It generates approximately \$300 million annually to finance housing development, homelessness services, and down-payment assistance, though it was recently impacted by state budget cuts.

Core Funding Programs

The revenue is split between two state departments to manage various initiatives:

- **Office of Economic Development and International Trade (OEDIT):** Oversees the Affordable Housing Financing Fund, which provides:
 - Land Banking: Grants and loans to local governments and nonprofits to acquire/preserve land for future development.
 - Equity Investments: Below-market investments in multi-family rental developments to keep units affordable.
 - Concessionary Debt: Low-interest debt financing and pre-development loans for low- and middle-income housing.
- **Department of Local Affairs (DOLA):** Oversees the Affordable Housing Support Fund, which provides:
 - **Homelessness Prevention:** Rental assistance, housing vouchers, and case management.
 - **Homeownership Support:** Down-payment assistance for qualified buyers.
 - **Local Planning Capacity:** Grants to help local governments process land use and zoning applications faster.

Requirements for Local Governments

Local and tribal governments must formally commit to a baseline of affordable housing to access most Prop 123 funding. Committed jurisdictions must:

- Increase their affordable housing stock by a set percentage over time.
- Implement an expedited or "fast track" development review process for affordable housing projects.

How to Access the Funds

Individuals and developers cannot apply directly to the state for Prop 123 funds. Instead:

- **Developers/Local Governments:** Apply directly to OEDIT/CHFA or DOLA for loans, equity investments, and grants.

Individuals/Residents: Apply for rental assistance, vouchers, or homeownership programs through local housing authorities and nonprofit agencies that receive Prop 123 allocations.