



CITY COUNCIL WORK SESSION

448 E. 1st Street, Room 190 Salida, Colorado 81201

October 14, 2024 - 6:00 PM

AGENDA

Please register for the City Council Work Session

<https://attendee.gotowebinar.com/register/8054749917914710285>

After registering, you will receive a confirmation email containing information about joining the webinar.

To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

DISCUSSION ITEMS

- [1.](#) Financial Management Plan
- [2.](#) Outdoor Soaking Pool Update
- [3.](#) Tenderfoot Mountain Discussion
- [4.](#) Community Development Department Updates



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Finance	PRESENTED BY Aimee Tihonovich - Finance Director	DATE October 14, 2024
------------------------------	--	---------------------------------

AGENDA ITEM

Financial Management Plan (FMP)

BACKGROUND

It is important for the City to look forward to how finances are fairing long term. A financial management plan prepared with the help of a consultant (UMB's Public Finance Group) will be presented to Council.

REQUESTED DIRECTION FROM COUNCIL

This is an informative presentation of a planning tool which we can utilize going forward.

Financial Management Plan

2024 Update and Financial Forecast

October 14, 2024



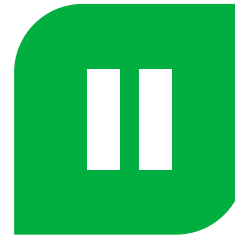
Agenda



5-YEAR LOOK
BACK



CURRENT
FINANCIAL
TRAJECTORY



“DO NOTHING”
SCENARIO



CONSIDERATIONS
FOR COUNCIL

5-Year Look Back & Trends

- Total revenues have increased by 45% from 2019 to 2024.
- Expenditures have increased 61% during the same timeframe.
 - Most of this increase can be attributed to greater personnel costs, especially in public safety.
 - Public safety makes up about 40% of the City’s operating costs, whereas most municipalities spend about 66% of their operating budgets on this area.
- The City’s general fund balance has declined by 2% from 2019 to 2024.

General Fund Summary	Growth 2019 - 2024	Actual					Estimated	Budgeted
		2019	2020	2021	2022	2023	2024	2025
Revenues								
City Tax Revenue	52%	4,694,032	5,426,609	6,420,211	6,712,873	6,759,674	7,135,080	7,290,000
Intergovernmental Revenue	63%	2,937,116	3,044,007	4,331,158	4,779,643	3,925,554	4,786,999	4,087,858
Licenses & Fees	79%	788,979	614,870	832,485	1,331,207	1,378,459	1,411,148	1,489,882
Other Operating Revenues	-5%	255,317	365,251	405,406	(21,450)	1,190,758	242,042	299,500
Bond Proceeds		-	-	-	-	16,850,000	1,255,000	-
Transfers In	- 58%	944,726	349,513	603,606	1,503,207	388,578	400,000	660,000
Total Available Revenues	45%	9,620,170	9,800,251	12,592,867	14,305,480	30,493,021	15,230,269	13,827,240
Expenses								
Personnel	76%	4,842,356	5,579,674	6,169,075	7,216,283	8,023,321	8,521,142	9,536,024
Other Current Expenses	55%	2,634,357	2,540,122	3,488,678	5,322,462	4,395,192	4,089,289	4,663,673
Financing Costs		253,566	253,575	247,507	240,078	552,606	909,789	1,033,413
Ongoing & Budgeted Capital Expenses		1,528,024	962,760	1,415,452	2,137,823	2,057,549	18,366,000	693,500
Transfers Out								
Total Expenses	61%	9,258,302	9,336,130	11,320,711	14,916,646	15,028,667	31,886,220	15,926,610
<i>Current Yr Revenues Over/(Under) Expenses</i>		361,867	464,120	1,272,155	(611,166)	15,464,355	(16,655,951)	(2,099,370)
Ending General Fund Balance	-2%	5,862,437	6,250,430	7,522,586	6,890,858	22,380,274	5,724,323	3,624,953
<i>% of Current Yr Revenues</i>		67.6%	66.1%	62.7%	53.8%	168.9%	42.2%	27.5%
Nonspendable & Restricted (Bond Proceeds, Emergencies, etc.)		24,454	417,072	542,427	625,917	17,060,338	210,338	800,000
Available Fund Balance		360,000	1,809,178	2,010,234	2,276,390	2,237,304	3,482,941	3,000,000
<i>% of Previous Yr Op Exp</i>		73.27%	53.82%	61.21%	41.30%	17.84%	28.05%	0%

Current Financial Trajectory

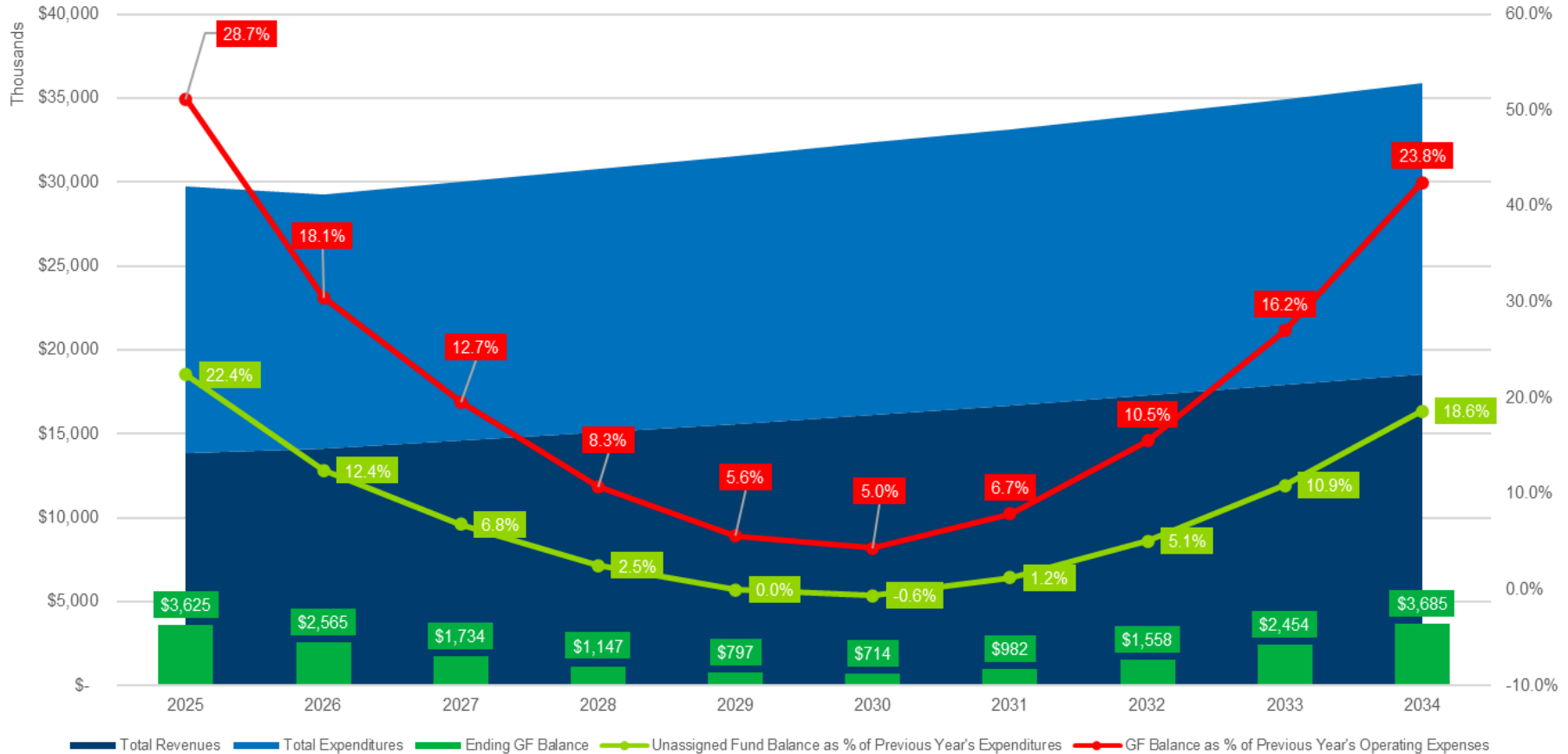
General Funds total fund balance becomes negative 2029 – 2032.

Summary of General Funds	Budgeted	Projected									
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	
New Sales Tax Growth		-	-	-	-	-	-	-	-	-	-
City Tax Revenue	7,290,000	7,551,925	7,289,686	7,544,825	7,808,894	8,082,205	8,365,082	8,657,860	8,960,885	9,274,516	
Intergovernmental Revenues	4,087,858	4,213,145	3,819,836	3,953,531	4,091,904	4,235,121	4,383,350	4,536,767	4,695,554	4,859,898	
Fees & Licenses	1,489,882	1,561,073	1,648,024	1,740,015	1,837,345	1,938,728	2,046,195	2,159,877	2,280,144	2,407,382	
Fund Transfers (Lodging & CTF)	660,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	
Bond Proceeds	-	-	-	-	-	-	-	-	-	-	
Other	299,500	313,605	1,373,394	1,403,232	1,406,920	1,438,136	1,470,761	1,504,865	1,540,520	1,577,802	
Total Revenues	\$ 13,827,240	\$ 14,089,748	\$ 14,580,940	\$ 15,091,603	\$ 15,595,064	\$ 16,144,191	\$ 16,715,389	\$ 17,309,370	\$ 17,927,103	\$ 18,569,599	
Personnel	9,536,024	9,695,739	9,887,186	10,082,437	10,281,570	10,484,647	10,634,996	10,845,132	11,059,446	11,278,022	
Existing Financing Costs	1,033,413	1,176,073	1,178,054	1,179,122	1,174,215	1,178,557	1,176,674	1,173,815	1,174,956	1,179,872	
New Financing Costs for New Capital Projects	-	-	-	-	-	-	-	-	-	-	
Capital	693,500	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	650,000	
Other	4,663,673	3,945,852	4,007,780	4,071,525	4,137,167	4,204,785	4,269,116	4,340,899	4,414,929	4,491,306	
Total Expenditures	\$ 15,926,610	\$ 15,467,664	\$ 15,723,020	\$ 15,983,085	\$ 16,242,952	\$ 16,517,989	\$ 16,730,785	\$ 17,009,845	\$ 17,299,331	\$ 17,599,200	
<i>Revenues Over (Under) Expenditures</i>	<i>(\$2,099,370)</i>	<i>\$ (1,377,916)</i>	<i>(\$1,142,079)</i>	<i>(\$891,481)</i>	<i>(\$647,888)</i>	<i>(\$373,798)</i>	<i>(\$15,397)</i>	<i>\$299,525</i>	<i>\$627,772</i>	<i>\$970,399</i>	
Ending GF Balance	\$3,624,953	\$2,247,037	\$1,104,958	\$213,476	(\$434,412)	(\$808,210)	(\$823,606)	(\$524,082)	\$103,690	\$1,074,089	
<i>% of Previous Yr Op Exp</i>	<i>28.7%</i>	<i>15.8%</i>	<i>8.1%</i>	<i>1.5%</i>	<i>-3.1%</i>	<i>-5.6%</i>	<i>-5.6%</i>	<i>-3.5%</i>	<i>0.7%</i>	<i>6.9%</i>	
Nonspendable & Restricted	800,000	800,000	800,000	800,000	-	-	-	-	-	-	
Available Fund Balance	2,824,953	1,447,037	304,958	(586,524)	-	-	-	-	103,690	1,074,089	
<i>% of Previous Yr Op Exp</i>	<i>22.4%</i>	<i>10.2%</i>	<i>2.2%</i>	<i>-4.2%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.7%</i>	<i>6.9%</i>	
Excess Funds Avail	-	-	-	-	-	-	-	-	-	-	
Cuts Necessary for Avail. Fund Balance = 25% Prior Yr's Op. Expenses	(\$327,655)	(\$2,102,887)	(\$3,105,440)	(\$4,060,265)	(\$3,538,491)	(\$3,604,684)	(\$3,672,358)	(\$3,726,028)	(\$3,692,818)	(\$2,794,504)	
<i>% of Spending</i>	<i>-2.06%</i>	<i>-13.60%</i>	<i>-19.75%</i>	<i>-25.40%</i>	<i>-21.78%</i>	<i>-21.82%</i>	<i>-21.95%</i>	<i>-21.91%</i>	<i>-21.35%</i>	<i>-15.88%</i>	

Assumptions:

- Sales tax revenues increase 3.5% annually
- Fees, licenses and permits increase 6% annually
- Fines and forfeitures increase 3.0% annually
- All other revenues increase 1.0% annually
- Benefits, salaries and wages increase 2.0% annually
- Contracted services, supplies and materials increase 1.0% every year
- Annual capital expenditures of \$650K**
- Utility costs increase 5.0% annually
- All other expenses increase 1.0% annually

“Do Nothing” Scenario



• **Assumptions:**

- Sales tax revenues increase 3.5% annually
- Fees, licenses and permits increase 6% annually
- Fines and forfeitures increase 3.0% annually
- All other revenues increase 1.0% annually
- Benefits, salaries and wages increase 2.0% annually
- Contracted services, supplies and materials increase 1.0% every year
- **Basic capital expenditures are approx. \$330K annually**
- Utility costs increase 5.0% annually
- All other expenses increase 1.0% annually

“Do Nothing” Scenario Detail

Summary of General Funds	Budgeted	Projected								
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
New Sales Tax Growth		-	-	-	-	-	-	-	-	-
City Tax Revenue	7,290,000	7,551,925	7,289,686	7,544,825	7,808,894	8,082,205	8,365,082	8,657,860	8,960,885	9,274,516
Intergovernmental Revenues	4,087,858	4,213,145	3,819,836	3,953,531	4,091,904	4,235,121	4,383,350	4,536,767	4,695,554	4,859,898
Fees & Licenses	1,489,882	1,561,073	1,648,024	1,740,015	1,837,345	1,938,728	2,046,195	2,159,877	2,280,144	2,407,382
Fund Transfers (Lodging & CTF)	660,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000	450,000
Bond Proceeds	-	-	-	-	-	-	-	-	-	-
Other	299,500	313,605	1,373,394	1,403,232	1,406,920	1,438,136	1,470,761	1,504,865	1,540,520	1,577,802
Total Revenues	\$ 13,827,240	\$ 14,089,748	\$ 14,580,940	\$ 15,091,603	\$ 15,595,064	\$ 16,144,191	\$ 16,715,389	\$ 17,309,370	\$ 17,927,103	\$ 18,569,599
Personnel	9,536,024	9,695,739	9,887,186	10,082,437	10,281,570	10,484,647	10,634,996	10,845,132	11,059,446	11,278,022
Existing Financing Costs	1,033,413	1,176,073	1,178,054	1,179,122	1,174,215	1,178,557	1,176,674	1,173,815	1,174,956	1,179,872
New Financing Costs for New Capital Projects	-	-	-	-	-	-	-	-	-	-
Cash Funded Capital Expenditures	693,500	332,010	338,650	345,423	352,332	359,378	366,566	373,897	381,375	389,003
Other	4,663,673	3,945,852	4,007,780	4,071,525	4,137,167	4,204,785	4,269,116	4,340,899	4,414,929	4,491,306
Total Expenditures	\$ 15,926,610	\$ 15,149,674	\$ 15,411,670	\$ 15,678,508	\$ 15,945,283	\$ 16,227,367	\$ 16,447,351	\$ 16,733,743	\$ 17,030,706	\$ 17,338,202
<i>Revenues Over (Under) Expenditures</i>	<i>(\$2,099,370)</i>	<i>\$ (1,059,926)</i>	<i>(\$830,729)</i>	<i>(\$586,905)</i>	<i>(\$350,220)</i>	<i>(\$83,176)</i>	\$268,037	\$575,628	\$896,397	\$1,231,397
Ending GF Balance	\$3,624,953	\$2,565,027	\$1,734,298	\$1,147,393	\$797,173	\$713,997	\$982,034	\$1,557,662	\$2,454,059	\$3,685,455
<i>% of Previous Yr Op Exp</i>	<i>28.7%</i>	<i>18.1%</i>	<i>12.7%</i>	<i>8.3%</i>	<i>5.6%</i>	<i>5.0%</i>	<i>6.7%</i>	<i>10.5%</i>	<i>16.2%</i>	<i>23.8%</i>
Nonspendable & Restricted	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000
Available Fund Balance	2,824,953	1,765,027	934,298	347,393	(2,827)	(86,003)	182,034	757,662	1,654,059	2,885,455
<i>% of Previous Yr Op Exp</i>	<i>22.4%</i>	<i>12.4%</i>	<i>6.8%</i>	<i>2.5%</i>	<i>0.0%</i>	<i>-0.6%</i>	<i>1.2%</i>	<i>5.1%</i>	<i>10.9%</i>	<i>18.6%</i>
Excess Funds Avail	-	-	-	-	-	-	-	-	-	-
Cuts Necessary for Avail. Fund Balance = 25% Prior Yr's Op. Expenses	(\$327,655)	(\$1,784,897)	(\$2,476,100)	(\$3,126,348)	(\$3,541,317)	(\$3,690,687)	(\$3,490,324)	(\$2,968,366)	(\$2,142,449)	(\$983,139)
<i>% of Spending</i>	<i>-2.06%</i>	<i>-11.78%</i>	<i>-16.07%</i>	<i>-19.94%</i>	<i>-22.21%</i>	<i>-22.74%</i>	<i>-21.22%</i>	<i>-17.74%</i>	<i>-12.58%</i>	<i>-5.67%</i>

Assumptions:

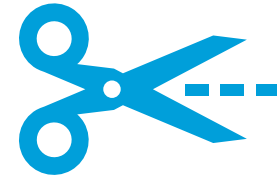
- Sales tax revenues increase 3.5% annually
- Fees, licenses and permits increase 6% annually
- Fines and forfeitures increase 3.0% annually
- All other revenues increase 1.0% annually
- Benefits, salaries and wages increase 2.0% annually
- Contracted services, supplies and materials increase 1.0% every year
- Basic capital expenditures are approx. \$330K annually**
- Utility costs increase 5.0% annually
- All other expenses increase 1.0% annually



Revenues

Soaking Pools: In principle, may be able to net about \$683K to \$1.53M in Year 1.

Pursue voter authorization for a sales or property tax.



Expenses

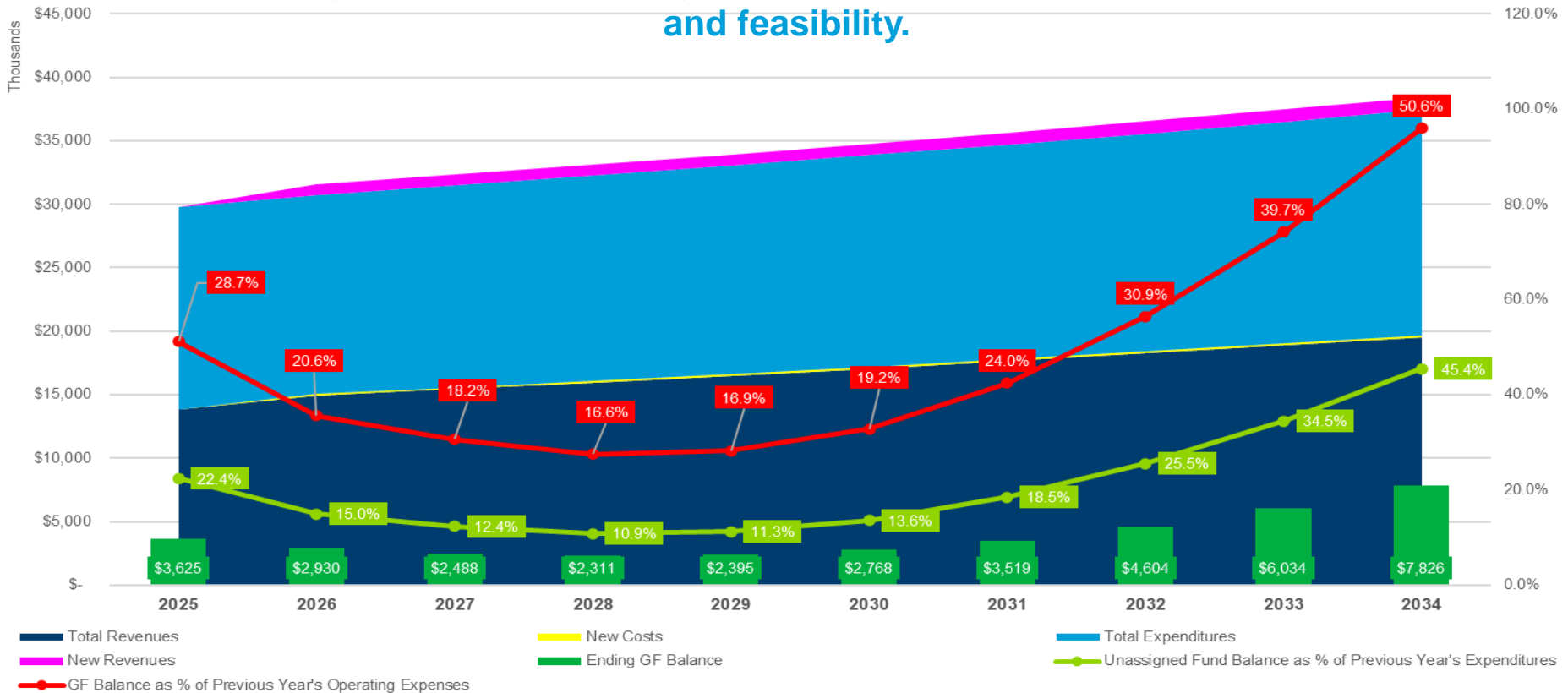
Explore feasibility of a fire protection district.

Cut programs and/or staff to right size budget.

Hypothetical Scenarios for Consideration

Soaking Pool Project (Low Revenue Scenario; Debt Financed)

Theoretical analysis. Additional analysis recommended to determine financial impact and feasibility.

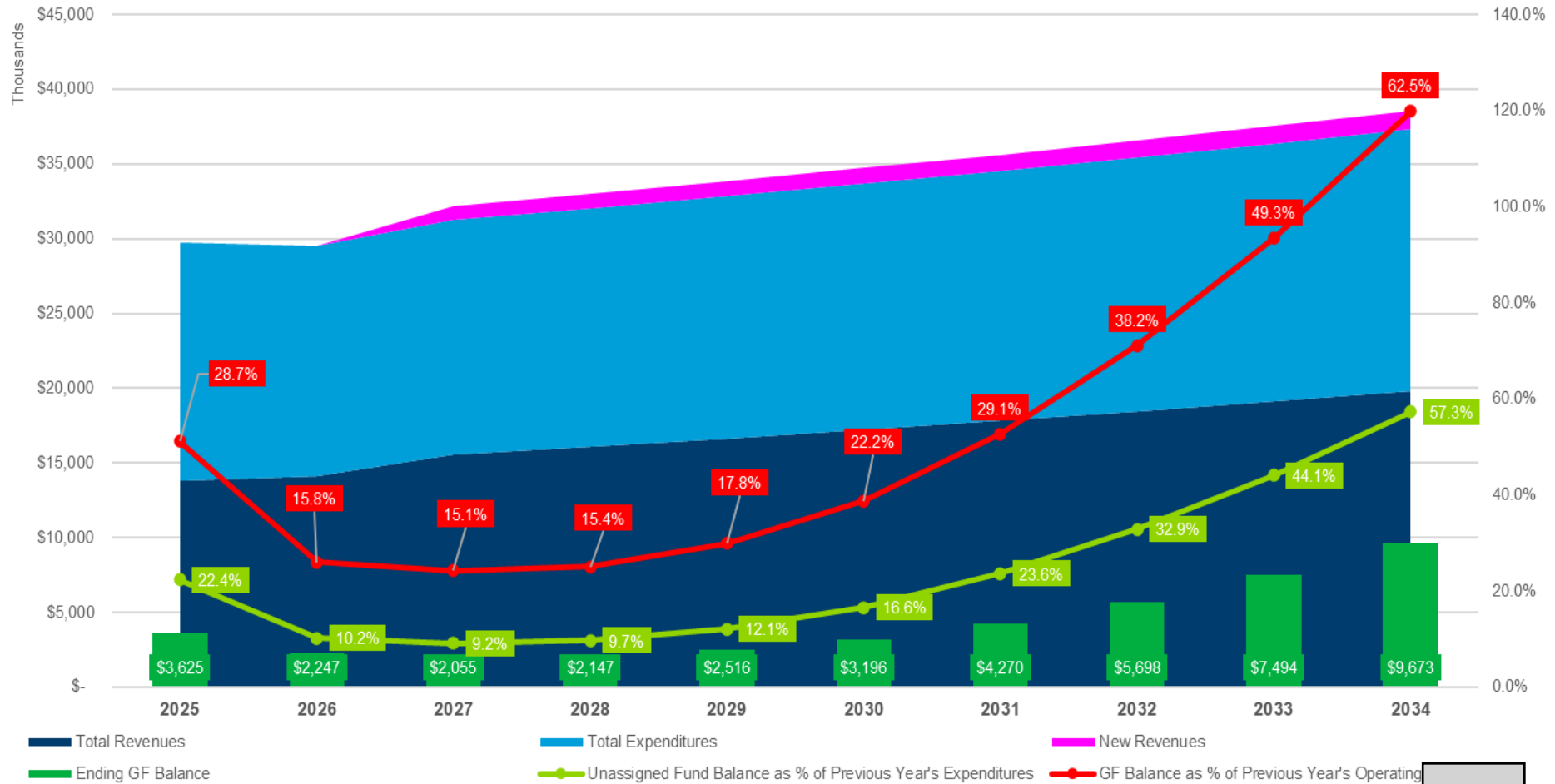


General Assumptions:

- Sales tax revenues increase 3.5% annually
- Fees, licenses and permits increase 6% annually
- Fines and forfeitures increase 3.0% annually
- All other revenues increase 1.0% annually
- **Low revenue scenario for soaking pool projects**
- Benefits, salaries and wages increase 2.0% annually
- Contracted services, supplies and materials increase 1.0% every year
- **Annual capital expenditures of \$650K**
- Utility costs increase 5.0% annually
- All other expenses increase 1.0% annually

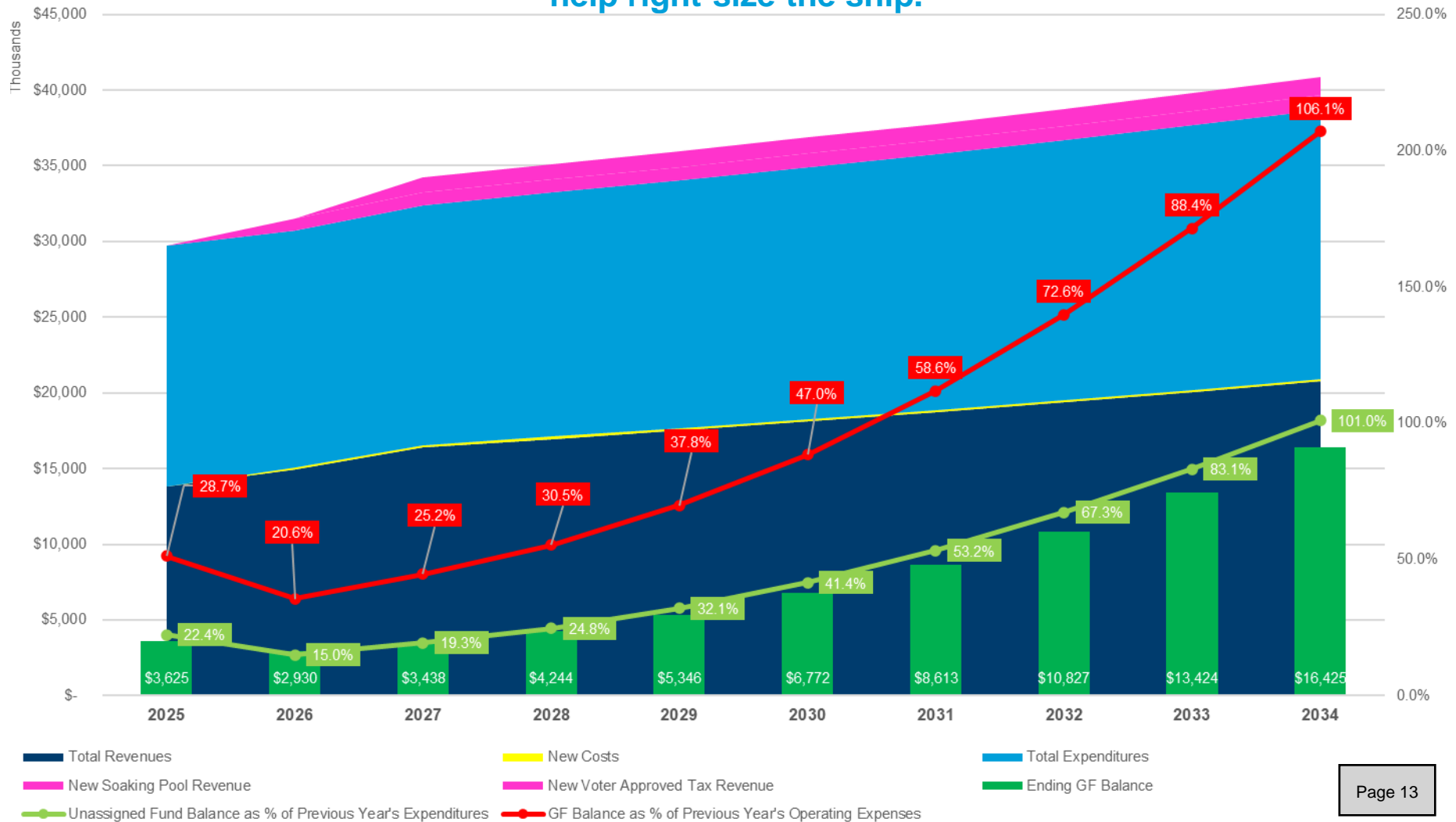
Voter Approved Sales Tax

A \$0.48 of voter approved sales tax could generate about \$1M of annual revenues for the City.



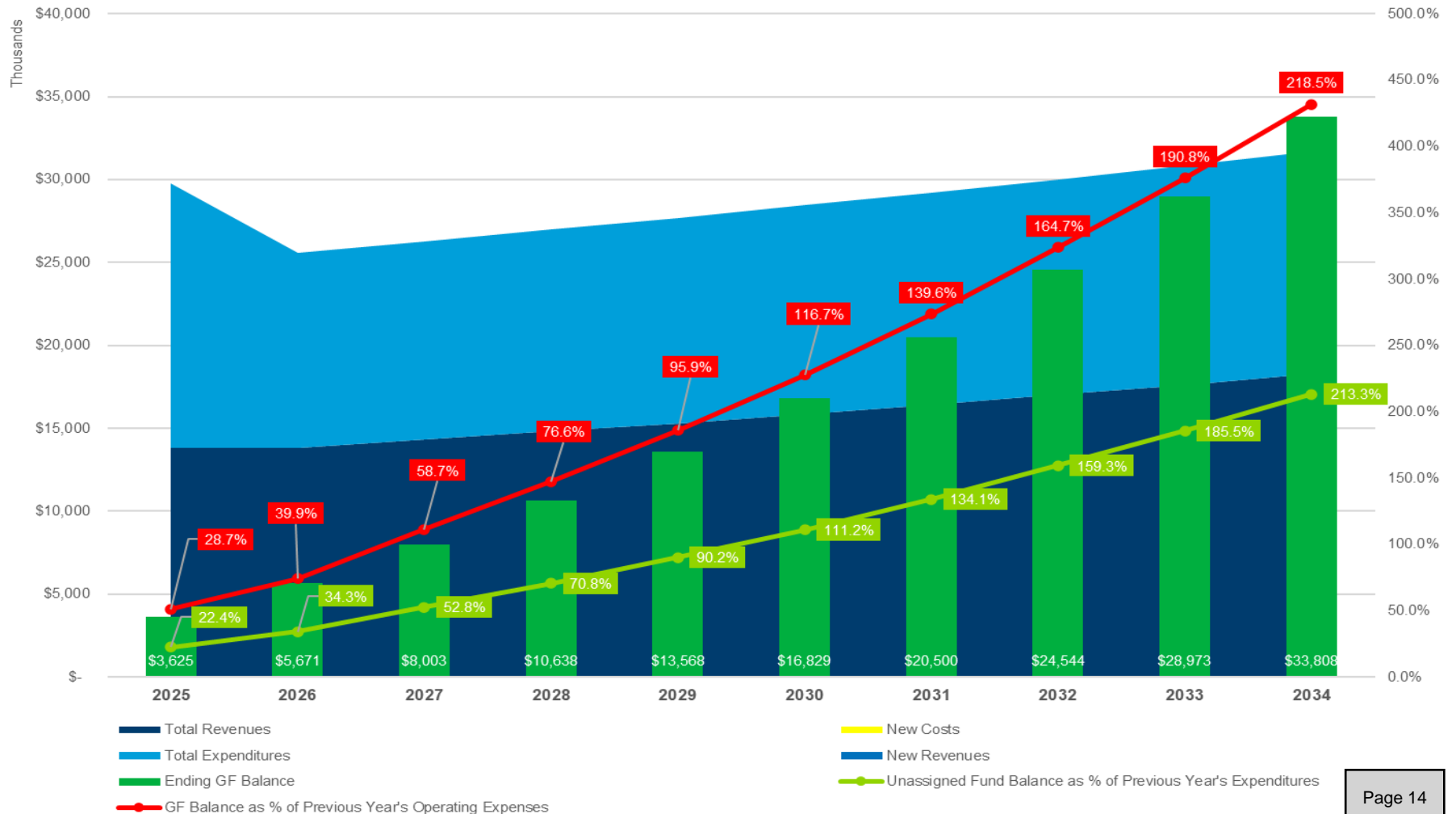
Soaking Pool Project & Voter Approved Sales Tax

In theory, a voter approved sales tax combined with the soaking pool revenues could help right-size the ship.



Create Fire Protection District

Hypothetical scenario of transferring all FD revenues and costs to a newly established FPD. Additional analysis will be necessary to determine financial feasibility.



Disclosures

This communication is provided for informational purposes only and is (1) not an offer or solicitation for the purchase or sale of any financial instrument; (2) not a solicitation to participate in any trading strategy; (3) not an official confirmation of any transaction; and (4) not a recommendation of action to a municipal entity or obligated person and does not otherwise provide municipal advisor advice. The content included in this communication is based upon information available at the time of publication and is believed to be reliable, but UMB Financial Services, Inc. does not warrant its completeness or accuracy, and it is subject to change at any time without notice. UMB Financial Services, Inc. and their affiliates, directors, officers, employees or agents are not liable for any errors, omissions, or misstatements, and do not accept any liability for any loss or damage arising out of your use of all or any of this information. You should review all related disclosures and discuss any information and material contained in this communication with any and all internal or external advisors or other professionals that are deemed appropriate before acting on this information. Past performance is no indication of future results.

Securities offered through UMB Financial Services, Inc., are:

NOT FDIC INSURED | NO BANK GUARANTEE | MAY LOSE VALUE



WORKSESSION MEMORANDUM

DEPARTMENT Parks and Recreation	PRESENTED BY Diesel Post - Parks and Recreation Director	DATE 10/14/24
---	--	-------------------------

ITEM

Soaking Pool update

BACKGROUND

	Iterations	Original	VE	May-24	Delete a pool	Aug-24
Vessels and hardware		\$714,067.80	\$714,067.80	\$672,629.83	\$551,494.83	\$672,629.83
Fence		\$7,952.80	\$7,952.80	\$7,952.80	\$7,952.80	\$7,952.80
Landscaping		\$23,430	\$23,430	\$23,430	\$23,430	\$23,430
Concrete deck/general		\$25,000	\$25,000	\$257,866	\$257,866	\$257,866
Cooling tower		\$113,600	\$59,000	\$113,600	\$113,600	\$113,600
Pump house		\$100,000	\$76,900	\$76,900	\$76,900	\$76,900
Pump house plumbing		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Pump electrical		\$25,000	\$25,000	\$25,000	\$25,000	\$207,859
		\$1,029,050.60	\$951,350.60	\$1,197,378.52	\$1,076,243.52	\$1,380,237.52

Budget \$900,000.00

Balance	\$(129,050.60)	\$(51,350.60)	\$(297,378.52)	\$(176,243.52)	\$(1,380,237.52)
----------------	----------------	---------------	----------------	----------------	------------------

REQUESTED DIRECTION FROM COUNCIL

Staff requests direction from Council to determine whether Council would like to continue engaging with contractors to build the Soaking Pool, explore other funding options, explore more feasibility with the Outdoor Pool Task Force, or develop another plan for the Hot Springs Water.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Administration	PRESENTED BY Christy Doon - City Administrator	DATE October 14, 2024
-------------------------------------	--	---------------------------------

AGENDA ITEM

Tenderfoot Mountain Discussion

BACKGROUND

The City of Salida owns property north of the river, including Tenderfoot Mountain. In 2023, the City did not unlock the Mountain Heritage Parking Lot gate to Spiral Drive for the summer. Prior to last summer City staff unlocked the gate in the morning (public works) and locked it at night (police). For the last two years, the gate has remained locked to the public, primarily due to the degrading infrastructure located beyond the gate, as well as the heavy foot and bike traffic. This area has seen a substantial increase in usage over the last few years, with more single track and hiking trails, the dedication of Mountain Heritage Park and the inclusion of several utilities (broadband, cell phone, etc) at the top of road.

There are 5 distinct, but connected issues on Tenderfoot Mountain:

- The Road – conditions and access
- Internet Fiber Conduit (Verizon and Visionary are taking care with concrete and loose rock – standard for the area)
- Electrical – boxes, panels, exposed conduit and conditions
- Concrete work – Stairs and “S”
- Lights – Heart, “S”, Christmas Mountain

Staff have voiced concerns that the narrow road, limited sightlines and increased non-motorized uses could cause issues for passenger vehicles. Additionally, much of the road is not wide enough for passing. CIRSA, our insurance provider, has noted that the road should conform to MUTCD (Manual on Uniform Traffic Control Devices) standards, which addresses signs and traffic control devices.

Options for future operations:

1. Keep the gate unlocked
2. Lock the gate and night and consider the staffing impacts (20 minute round trip with delays in team related projects given how the PW staff approaches the work plans each day)
3. Consider opening a few days a year or on special events or requests

The City has received an assessment of the electrical service from Telemountain Engineering performed an electrical assessment, which noted that the most degraded electrical infrastructure is city-owned and used to light Christmas Mountain. It is estimated to cost approximately \$75,000 - \$100,000 to address these safety issues. In 2022, the City budgeted \$75,000 to address electrical issues. After multiple attempts, the City was unsuccessful in finding a contractor to do the work.

The concrete work is estimated to cost approximately \$75,000 to address the foundation erosion on the steps leading to the observatory and the “S”. These funds were removed from the 2025 budget due to competing priorities.



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Administration	PRESENTED BY Christy Doon - City Administrator	DATE October 14, 2024
-------------------------------------	--	---------------------------------

The City has been informed by the current volunteers that, as of January 1, 2025, they will no longer be managing Christmas Mountain, including the “S” and the Heart. Staff have been working on this transition for a couple of years. There are four legitimate options moving forward –

1. Recruit and train more volunteers
2. Pay a service to put up the Tree (\$10,000)
3. Leave the tree up all year long
4. Permanently remove the tree

REQUESTED DIRECTION FROM COUNCIL

Staff are requesting direction from the Council regarding the status of the road. If Council would like the road open to vehicular traffic, are there certain times of the day, days of the week or special occasions during the year you would prefer? Should vehicle size be limited due to the nature of the road?

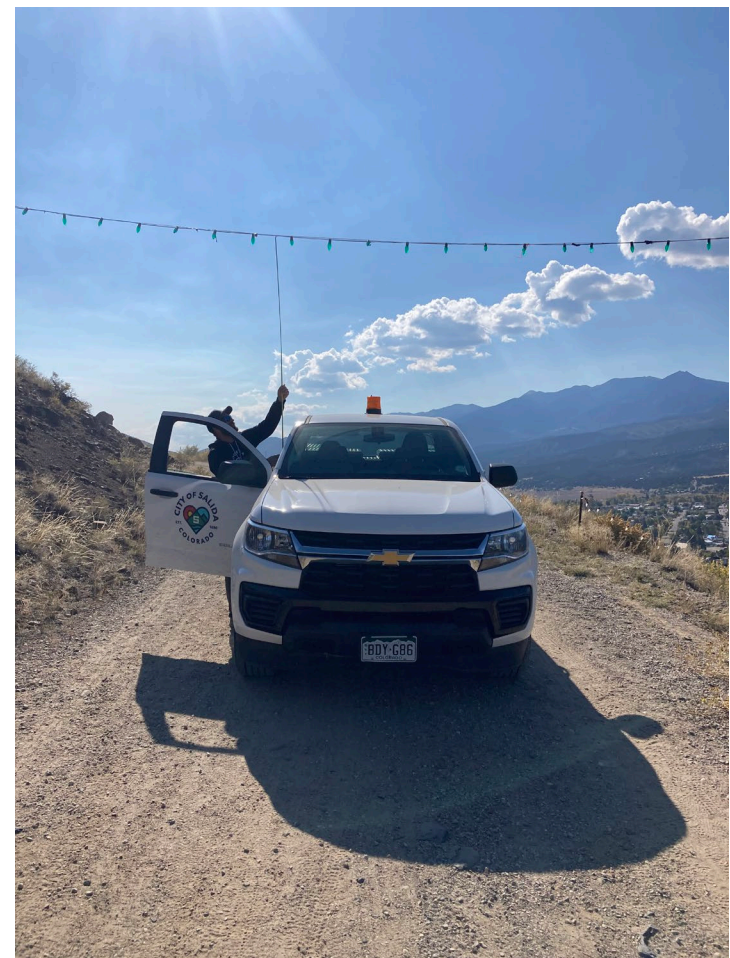


Tenderfoot Mountain Discussion





Current Road Conditions



Electrical Conditions







Fiber Conditions

Item 3.





Concrete Conditions

Item 3.





CITY COUNCIL WORK SESSION MEMO

DEPARTMENT Community Development	PRESENTED BY Bill Almquist - Community Development Director	DATE October 14, 2024
--	---	---------------------------------

AGENDA ITEM

Development Updates

BACKGROUND

Over the last several years, there have been numerous projects that have received land use entitlements/approvals, including major and minor subdivisions, planned developments, and other development permits which allow for the creation of over 1700 new units (pending building permit approvals). Community Development staff will provide updates on the status of several of the larger approved projects around town, as well as other relevant information for Council and the public such as number of inclusionary housing units anticipated over time, comparison of building permit numbers over the last few years, and impacts of interest rates on the rate of development including expectations for the year ahead.

REQUESTED DIRECTION FROM COUNCIL

No specific direction required.

Attachment:

COS Residential Development Status as of Q3 2024 Spreadsheet

City of Salida Residential Development Status as of Q3, 2024

		Some of this info changes daily, these are best estimates as of Sept 2024						Restricted Rentals				Restricted For-Sale					IH Unit Notes:	Project Status:
Developments Entitled since 2000	Development Construction Status	# Proposed Units at Development Approval	# Market Rate Unit CO's issued	# Restricted Unit CO's issued	Total Units Remaining*	Remaining Market Rate Units to be CO'ed	Remaining Restricted Units to be CO'ed	</=60%	80%	100%	Other	</= 80%	100%	120%	140%	160%		
Blue Jay Apts	complete	19	15	4	0	0	0	0	4	0		0	0	0	0	0	private ownership	built and occupied
Magpie Apts	complete	33	29	4	0	0	0	0	4	0		0	0	0	0	0	private ownership	built and occupied
505 Illinois Apts	complete	19	19	0	0	0	0	0	0	0		0	0	0	0	0	private ownership, pre-IH requirements	built and occupied
Old Brick Condominiums	complete	4	3	1	0	0	0	0	0	0		0	0	0	1	0	private ownership (chose to build IH unit, not req.)	built and occupied
Salida Ridge LIHTC	complete	48	0	48	0	0	0	48	0	0		0	0	0	0	0	LIHTC project	built and occupied
3rd & M	in progress	6	0	0	6	0	6	0	0	2		4	0	0	0	0	CHT	CO authorization imminent
Angel View Apts	in progress	16	0	0	16	16	0	0	0	0		0	0	0	0	0	IH credit from Salida Ridge LIHTC	end of year completion estimated
Cherry Grove	in progress	7	5	0	2	2	0	0	0	0		0	0	0	0	0	Fees-in-Lieu (capped, with time limit)	
Confluent Park MF	in progress	103	24	0	79	79	0	0	0	0		0	0	0	0	0	IH credit from Salida Ridge LIHTC	
Confluent Park Mixed Use	in progress	58	0	0	58	58	0	0	0	0		0	0	0	0	0	IH credit from Salida Ridge LIHTC	one lot under construction for commercial use only
Confluent Park SF/SFA	in progress	68	7	0	61	61	0	0	0	0		0	0	0	0	0	IH credit from Salida Ridge LIHTC	
Green Heart Planned Dev.	in progress	4	1	0	3	3	0	0	0	0		0	0	0	0	0	capped Fees-in-Lieu	
Holman Court	in progress	14	9	2	3	3	0	0	0	0		0	0	1	1	0	complete	
HRRMC	in progress	8	0	0	8	0	8	0	0	0	8		0	0	0	0	hospital workforce - no AMI or deed restriction - %s est.	December completion anticipated
Vacant Lots - Major Subs	in progress	n.a.	n.a.	0	27	27	0	0	0	0		0	0	0	0	0	Remaining vacant lots in pre-IH but post 2000 major subdivisions (TS, CM, Starbuck, CW)	
Vacant Lots - Minor Subs	in progress	n.a.	n.a.	0	15	15	0	0	0	0		0	0	0	0	0	Fees-in-Lieu	Winger, Bond., L St., Buckley, Wood, Wood2, etc.
River Ridge	in progress	64	12	8	44	44	0	0	0	0		8	0	0	0	0	CHT (AMI % is estimated), complete	
Shaken Roost	in progress	14	0	0	14	12	2	0	1	0		0	0	0	1	0	If proposed rental changes to for-sale, will be 120%	first building permits under review
Salida Crossing	in progress	95	0	0	95	71	24	0	0	0		0	7	8	7	2	AMI distribution and unit type per PD Plan approval	SFA permits issued, condo permits at County in Apr.
Southside	in progress	80	4	0	76	70	6	0	0	0		5	1	0	0	0	AMI est.; IH units must pull permits by 2028.	
Two Rivers	in progress	127	70	8	49	49	0	0	0	0		8	0	0	0	0	CHT (AMI % is estimated), complete	
Two Rivers Commons	in progress	64	14	0	50	50	0	0	0	0		0	0	0	0	0	no restricted units required, but 1-6 may be CHT	
West End	in progress	44	5	6	33	33	0	0	0	0		5	1	0	0	0	CHT complete	
1st & D Apartments	not started	19	0	0	19	0	19	tbd	19	tbd		0	0	0	0	0	avg will be 80%, distribution TBD	permit anticipated Q1 2025
505 Oak	not started	44	0	0	44	36	8	0	3	3		0	0	1	1	0	6 plex apt bldg plus 2 THs	approved, no permit applications yet
Flour Mill	not started	69	0	0	69	8	61	0	16	4		0	12	28	1	0	50% minimum IH units per SIA, 88% restricted for incentive agreement	
Jane's Place	not started	17	0	0	17	0	17	6	6	5		0	0	0	0	0	CHA, range of AMIs w/ transitional housing - %s est.	dependent on ballot measure
Southside MF Lot	not started	43	0	0	43	36	7	0	0	0		0	2	2	3	0	TBD; assumes max condo density of the MF lot	MF lot will require Development Plan approval
Subtotal of Entitled Units:				81	831	673	158	54	53	14	8	30	23	40	15	2		
Angel View PD*	Pending Final Approval	99	0	0	99	99	0	0	0	0		0	0	0	0	0	IH credit from Salida Ridge LIHTC	CC Review in November
South Ark Neighborhood*	To be platted	400	0	0	400	200	200	tbd	50	50		tbd	15	35	35	15	AMI% distribution & rent v. sale TBD per ODP	Ph1 Infrastructure and platting within 1 year
Vandaveer - VPA 2 & 3*	existing ODP	310	0	0	310	258	52	0	13	13		0	8	9	9	0	IH minimum guesstimate: 1 out of 6, 50/50 rent/sale	entitlements allow 180 + 130 units
Vandaveer - VPA 4*	existing ODP	125	0	0	125	104	21	0	5	5		0	3	4	4	0	IH minimum guesstimate: 1 out of 6, 50/50 rent/sale	entitlements allow 125 units; details need PD revision
Subtotal of Partially Entitled Units:					934	661	273	0	68	68	0	0	26	48	48	15		
Total:					1765	1334	431	54	121	82	8	30	49	88	63	17		

Note: Count does not include CO's for random "town" lots, many of which are issued each year.

Total Restricted Rentals: 265 Total Restricted For-Sale: 247

* Partial entitlements, subdivision plats still required.

All Restricted Units Total (CO'ed + Remaining) = 512

Restricted Units Completed = 81
Restricted Units Remaining = 431

Potential Future Developments:

Eastside Senior LIHTC	tbd																LIHTC project, 60% AMI and under	Target 2025: RFP for LIHTC developer anticipated
Places to Age	tbd																No affordable units	
Treat Property (sans PtA)	tbd																density & unit #s tbd, but apply IH @ 1 out of 6	