

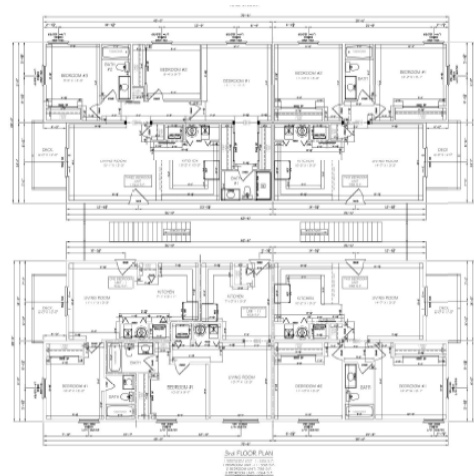
MEMO



To: Mayor and Board of Trustees
From: Nicole Schafer, Assistant Town Manager
Cc: Deb Hess, Town Clerk
Date: April 23, 2024
Re: Hwy 40 Workforce Housing update

Summary:

Staff have continued to research options for construction that could reduce the overall cost per square foot of our for-rent and for-sale units. Vederra Homes has added some examples of quality modular construction for our for-rent and for-sale properties. While we believed stick build was the appropriate path, there are modular homes that allow for 12-month production, energy efficiency, consistent and quality construction, and a lower per square foot cost. We are excited to continue learning how these quality modular homes could make the financing pencil out. Here are some renderings of a potential modular home option for the 12-plexes:



Financial:

In addition to moving forward with a June, 2024 Planning Commission final plat review, staff continue to finalize DOLA Transformation Affordable Housing grant, Middle Income Housing Authority Pro Forma, and our More Housing Now application. We are also anxiously awaiting news of potential Congressional Direct Spending support from Senator Bennet and Hickenlooper's offices.

We are also excited to report that Fraser River Valley Housing Partnership has agreed to provide funding for the first Phase of the Hwy 40 Workforce Housing community and will join MIHA as a supporting housing authority on the development.

Recommendation:

The Board now has the opportunity to name the development in preparation for our Final Plat submission next month. A working group of community members, Town Staff, and Destination Granby met and came up with the following themes:

- Emphasis on the local full-time residents
- Granby's goal is to build and support successful future generations
- Workforce housing elevates the town and its small businesses
- Granby is an economic hub of Grand County
- Granby is welcoming to families
- Granby is proud of our home-town feel
- Granby has a rich, western history in ranching and railroad
- Granby is an ideal location for outdoor enthusiasts
- Granby residents are authentic and friendly

We received over 140 name suggestions from the community. These names were cross referenced with the EMS GIS system to ensure no duplications or confusion. We also asked the Town of Granby staff and partners to vote on the named lifted up by our community. The 6 names that have received the most votes that we would like the Board to consider are:

- ***The Traverse at Ten Mile Creek*** – speaks to the voyage from peak to peak, traveling across a mountain face. Also symbolizes the home ownership journey and the act of moving from one stage to the next. Ten Mile is a common term in Grand County and Granby; the Ten Mile Creek runs along the east boundary of the parcel. Consider ***The Traverse, Granby***
- ***Rodeo Ridge Homes***– the theme of Rodeo was popular with staff and housing partners. This speaks to both the location of the parcel and the western heritage of Granby. Consider ***Rodeo Meadows*** which was also popular.
- ***Saddle Hill*** – This, too, connects with the heritage of western rodeo culture and provides a geographical reference to the “saddle” on the eastern edge of the parcel. Saddle Ridge Circle is in Grand Elk, however, this was not raised as an issue with Emergency Services as long as “saddle” was not a road name.
- ***Notch 8, Granby*** – this is connected with the 1950s railroad history of Granby. The word “notch” is from the early diesel engines where the throttle was spring loaded and fit into a slot called the notch. Notch 8 allows for maximum engine speed and the position where maximum horsepower is available.

- ***Nuche Village*** – Ute call themselves Nuche, which translates to mountain people, a term connected to substance, meaning, and soul. This speaks to the heritage of the first modern Native Tribe to occupy the region. The Ute were hunters and gathers who travelled throughout the Rockies and would spend winters camped near the natural hot springs of Hot Sulphur Springs.
- ***Red Tail Ridge*** - Red tail hawks are the most prevalent bird of prey in Grand County and always seen independently soaring above the Granby Valley. These beautiful birds can be spotted by their white underbelly and bright red tails when mature. Red Tail Ridge honors our natural surroundings and our local ecosystem.