

**PURCHASE ORDER**  
**Huerfano County**

**Purchase Order#:** 290

**Purchase OrderDate:** 8/27/2024

**Vendor: Urban Atelier LLC / 8449**  
**403 S Animas**  
**Trinidad, CO 81082**

**Ship To:** 401 Main Street -  
Walsenburg CO, 81089

**Order Description:**

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL COST	LEDGER
Strong Communities Grant	1	\$32,300.00	\$32,300.00	004-45100-51941
TOTAL:			\$32,300.00	

**NOTES:**

This purchase order is for updating housing related portions of the land use code. Paid for through the DOLA Strong Communities Grant. Note: Accounting will be changed to Housing Authority Fund.

**APPROVALS:**

Approving Authority: \_\_\_\_\_

Budget Officer: \_\_\_\_\_

Sheet3

Estimate for Huerfano County Code Update

Cost Reduction - New Dev		Billable Hours Estimate	
	Sub-Metering	25	
	Subsidize/reduce local development review/fees	15	
Cost Reduction - Existing Dev			
	Programs to assist and incentivize rehabilitation	30	
	Program to provide Mortgage Assistance	15	
	Long term rental incentives for property owners	15	
	Existing utility assistance programs for low-income households	15	
More premissive Codes		15	(Sum of below listed item)
	Reduce parking minimums		
	Density/height bonus for affordable housing		
	Affordable housing as use by right		
Land use and housing programs			
	Land Banking	30	
	STR	25	
	TDR	20	
	Vacant publicly owned property to dev. aff'dble housing	20	50 if includes marketing strategy
	deed restriction model	25	not sure if we are ready to pursue without entity to enforce restrictions
	Density bonus program	3	repeat
	Inclusionary zoning ordinance	20	
	Expedited development review for aff'dble housing below 120%ami	10	
	Expedited development review for underutilized commercial property converted to aff'dble housing	10	
Additional Land Use Code changes recommended in Comprehensive Plan (sum)		30	(Sum of below listed item)
	3-Mile Area Plans		
	Cluster Development Guidance as per ZLU Policy 3.2 and 5.4		
	Conservation Easement Process as per ZLU policy 3.5		
	Update subdivision process as per ZLU Action 3.4		
	Water and Development standards as per ZLU Goal 4		
	Hazard Protection Measures as per ZLU Policy 5.1 and Actions 5.1, 5.2, 5.6 and 5.7		
	ZLU Goal 7: View corridors, dark skies, cleanup/maintenance.		
	ZLU Goal 8: Economic development. Home occupations, daycare, highway exits, recreation business. Policy CHA 4.3 to encourage medical services to locate throughout county.		
	ZLU Goal 9: Energy efficiency, distributed generation		
Misc			

Sheet3

Establish housing authority

Not included in estimate.  
Pending scope and  
political will.

ZLU Action 6.1: Fix mapping of zoning districts to fix projection  
errors that show county zoning districts extending into La Veta  
and Walsenburg.

ZLU Goal 6: Update resource guides for all land use processes

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Total

Sum of Estimated Total Hours to Complete:

323