

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							
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										IH Unit Notes:	Project Status:
								</=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	1	0	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	0	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	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	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	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	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	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	0	capped Fees-in-Lieu	
Holman Court	in progress	14	9	2	3	3	0	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	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	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	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	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	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	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	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	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	0	no restricted units required, but 1-6 may be CHT	
West End	in progress	44	5	6	33	33	0	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	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	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	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	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	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	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	0	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	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	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.

* Partial entitlements, subdivision plats still required.

Total Restricted Rentals:	265	Total Restricted For-Sale:	247
All Restricted Units Total (CO'ed + Remaining) =			
512			
Resticted 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	