

**Limon Housing Project  
Request for Proposals  
by  
Lincoln County Economic Development Corporation, Inc.**

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**INTRODUCTION**

The Lincoln County Economic Development Corporation, Inc.(LCEDC) is pleased to announce the development opportunity of approximately 10 gross acres in Limon, Colorado for housing which may include alternatives including single family, two-family or multi-family units or a combination of these alternatives. The Greenfield acreage is located in the north central portion of the Town of Limon just south of Interstate 70.

Development teams experienced in development of any of these alternative types of housing including those with affordable housing experience are invited to submit proposals for the Limon Housing Project (“Project”).

Project proposals must include the preliminary design, development, financing, construction, ownership and management of any affordable rental housing.

The Project must conform to the Land Development Code of the Town of Limon and the current building codes adopted by the Town of Limon.

Town of Limon Land Development Code –  
<http://www.townoflimon.com/index.php/government/town-codes/land-development-code>

Current Town of Limon Building Codes -  
<http://www.townoflimon.com/index.php/government/building-department#building-code>

The Project will be evaluated on developer experience, diversity of proposed units, quality of development and timeline.

Applicants are encouraged to consult with the Town of Limon with questions relating to the development standards.

LCEDC reserves the right to convey the property identified in this Request for Proposals to a successful development team.

LCEDC anticipates that the RFP process will be an ongoing process, and at the first opportunity of a qualified, or series of qualified proposals are available, the LCEDC Housing Committee will recommend to the Board of Directors one entity for negotiation of the appropriate Development Agreement. While the process stated in this RFP represents the LCEDC’s preferred methodology, it shall not be considered binding upon the LCEDC. In addition, the submission of a proposal in response to this RFP shall not be binding upon the LCEDC nor construed as a contract with or commitment by the LCEDC.

**BACKGROUND**

The parcel being considered for development in this RFP was acquired in 2016 by LCEDC with the goal of assisting the Town of Limon to address housing needs identified in its 2016

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Comprehensive Plan. The Site consists of 10.26 acres of undeveloped, Greenfield land located within the Town of Limon in a Multi-Family Residential (R-3) Zone District. See Exhibit A for allowable uses within this zone district. See Exhibit B for Location Map. The legal description of the Project Site is:

ALL BLOCK 3, NORTH VIEW TOWNHOMES ADDITION TO THE TOWN OF LIMON,  
LINCOLN COUNTY, COLORADO.

**Vicinity Map**



**Site outlined in red**

The 2016 Town of Limon Comprehensive Plan (the “Plan”) was developed as a policy document that provides a vision for the future and sets out specific goals, policies, and land use planning that specify how to achieve this vision. The plan provides direction for decisions about economic development, land use and development, and core infrastructure such as water, recreation, public facilities and emergency services, and it aligns partnerships with other organizations to implement this plan. The citizens of Limon provided the policy direction articulated in the

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Comprehensive Plan through an extensive and broad-based public process and regular meetings with town staff and leadership.

The Plan Summary regarding Housing stated:

*The current housing options in Limon pose a challenge for growing the economy. The economy and housing are closely linked. Anyone considering locating their business or expanding their business in Limon evaluates the availability, affordability, and quality of housing. Through analysis of census data and town input at the Community Vision Event it is clear that there is demand for a wider variety of housing options.*

The Plan's Housing Vision further addressed the need for a variety of housing options:

*Throughout the process to create this comprehensive plan, the community consistently voiced the need for more options in for-sale and for-rent housing markets. Housing and economic development are linked because prospective businesses will evaluate the housing market, along with other considerations when selecting a new location or expanding. Businesses need employees to operate and prosper. A diverse housing market with quality properties for sale and units for rent is a necessity for any business who wants to open a new location, retain existing employees and recruit new ones.*

Plan Goals and Strategies included:

<b>Goal H.1 – Promote the development of diverse housing types for residents with varied economic circumstances and housing needs.</b>
Strategies
<b>Strategy A</b> – Review the town zoning districts, and Schedule of Requirements to ensure that current and future zoning districts allow a variety of housing types and densities which result in lower per-unit land and development costs and make new housing more affordable. Allowing low impact home occupations in neighborhoods that can accommodate them can save money for small businesses and allows for modest income tax write-offs, effectively making homes more affordable for small business owners and/or telecommuters.
<b>Strategy B</b> – Consider changing development policies that requires developers to pay all development costs, and consider housing construction incentive programs.
<b>Strategy C</b> – Encourage mixed-use development with direct connections from housing to commercial and employment areas.
<b>Strategy D</b> – Encourage housing where appropriate in the downtown area; for example, upper stories, alley accessed, or separate entrance.
<b>Strategy E</b> – Explore lower cost housing designs such as tiny homes.

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<b>Goal H.2 – Increase the supply of quality housing options in Limon</b>
Strategies
<b>Strategy A</b> – Consider incentives for housing developers including tax reduction and cost sharing for infrastructure improvements.
<b>Strategy B</b> – Work with mortgage lenders, and other local housing agencies to identify additional strategies that could increase the supply of quality housing in Limon.
<b>Goal H.3 – Encourage the development of affordable housing for Limon’s lower income and special populations</b>
Strategies
<b>Strategy A</b> – Work with regional, state and federal housing entities and developers to prepare for an aging population with a housing supply serving age cohorts ranging from recent retirees to the elderly.
<b>Strategy B</b> – Work with regional, state and federal housing entities and developers to expand the inventory of affordable rental housing in Limon
<b>Strategy C</b> – Work with local, regional, state and federal housing organizations to establish a supply of housing for special-needs populations: veterans, disabled individuals, single mothers, and the elderly.
<b>Strategy D</b> - Work with the Limon Housing Authority to expand the use of Section 8 Housing Vouchers in Limon.
<b>Strategy E</b> - Explore housing finance and grant programs. <ul style="list-style-type: none"> <li>• The Colorado Housing Investment Fund (managed by the Department of Local Affairs) –This program has a revolving loan fund for foreclosure prevention and rental housing</li> <li>• Housing Development Grants - To preserve or expand the supply of affordable housing and to finance foreclosure prevention</li> <li>• Housing Development Loan Fund - Finance redevelopment or rehabilitation of low- or moderate-income housing.</li> <li>• Private Activity Bonds - Tax exempt bonds that can be used for affordable housing and for low interest mortgage financing to qualified buyers</li> <li>• Community Development Block Grants - For housing development and rehabilitation</li> <li>• HOME Investment Partnerships Program - To fund efforts to build, buy, and/or rehabilitate affordable housing for rent or ownership and to provide low income rental assistance</li> <li>• Low Income Tax Credits - Awarded to developers of housing for qualified low income housing.</li> </ul>

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<b>Goal H.4 – Increase the role and collaboration of Limon’s non-profits and volunteers to provide affordable housing.</b>
Strategies
<b>Strategy A</b> – Encourage community organizations to broaden agency focuses to include housing efforts and attract and emphasize funding.
<b>Strategy B</b> – Encourage area non-profits to capitalize on housing related funding opportunities.
<b>Strategy C</b> – Develop public-private partnerships to get housing built.

These goals and strategies are provided as background and certainly lead to the Goals and Objectives described in the RFP but are not provided as the Goals and Strategies of LCEDC.

**TOWN OF LIMON COMMITMENT**

The Town of Limon is committed the following resources to this Limon Housing Project. The Town of Limon shall provide materials for the development of K Avenue to the property. See section on Site Information for more information and location of K Avenue in relationship to the project.

Additionally, the Town of Limon is offering to provide one-half (1/2) cubic yard of gravel per square foot of backfill material per square foot of new building construction in excess of 1,000 square feet at no charge. The Town of Limon makes no warranty as to the quality or grading of the material. The material will be available as is at the Elbert County pit. It is up to the user to verify the material is suitable for their purpose. The quantities utilized under this incentive will only be sufficient to meet the need specified by a professional engineer to complete the project.

Proposers should contact the Town of Limon to reach agreement on the specifics and scope of these commitments. Contact Dave Stone, Town Manager at Limon Town Hall, 100 Civic Center Drive, Limon, CO or call 719-775-2346.

**GOALS & OBJECTIVES**

LCEDC’s primary goal in the development of the Project Site is the development of a well-designed affordable housing project. LCEDC has identified several objectives in undertaking the Project and it is essential that these objectives be met.

1. **Select knowledgeable, financially sound and experienced providers of housing.**
  - Developers have a verified record of successful developments.
  - In the case of rental options, do management plans provide for long-term stability, maintenance and quality?

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2. **Promote the development of diverse housing types for residents with varied economic circumstances and housing needs.**
  - Develop housing types addressing one or more economic needs within Limon
  - Develop a variety of housing options such as single family, two-family and multi-family, rental and for-sale
  - Housing is marketable within the economic circumstances present in the community
3. **Increase the supply of quality housing options in Limon.**
  - Development should include high quality design, materials, and construction
  - Engage the community both physically and aesthetically
  - Consider the location as it includes the interstate highway, floodplain and neighborhood
4. **Development should be on a compressed timeline.**
  - Project developed as soon as is practical.
  - How has the development team demonstrated its ability to obtain all necessary plan approvals, and financing and construction commitments?

**SITE INFORMATION**

**Project Site Description**

The Project Site consists of 10.26 acres but includes a drainage way that creates some floodplain designation. The Floodplain A2 Zone in the graphic below identifies the 100-year floodplain that impacts development within that area.

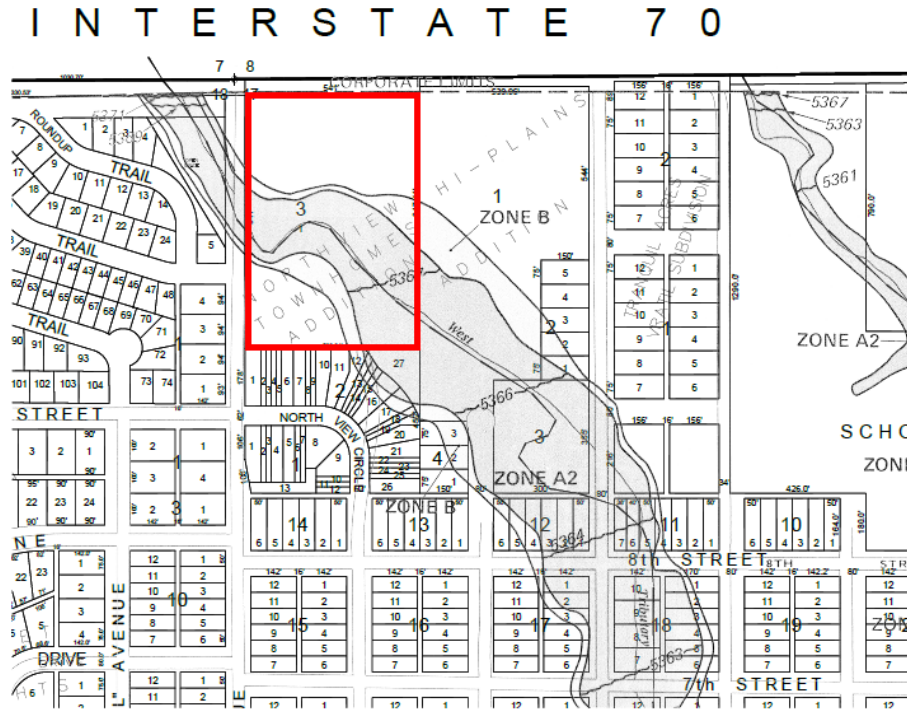
The Town of Limon Land Development Code addresses the Floodplain Overlay District (O-FP) pursuant to state and federal law and is available beginning on page 13 at:

[http://www.townoflimon.com/images/pdf/LDC/2ZONING\\_14.pdf](http://www.townoflimon.com/images/pdf/LDC/2ZONING_14.pdf)

LCEDC recommends proposers contact the Town of Limon for clarifications at 719-740-2240.

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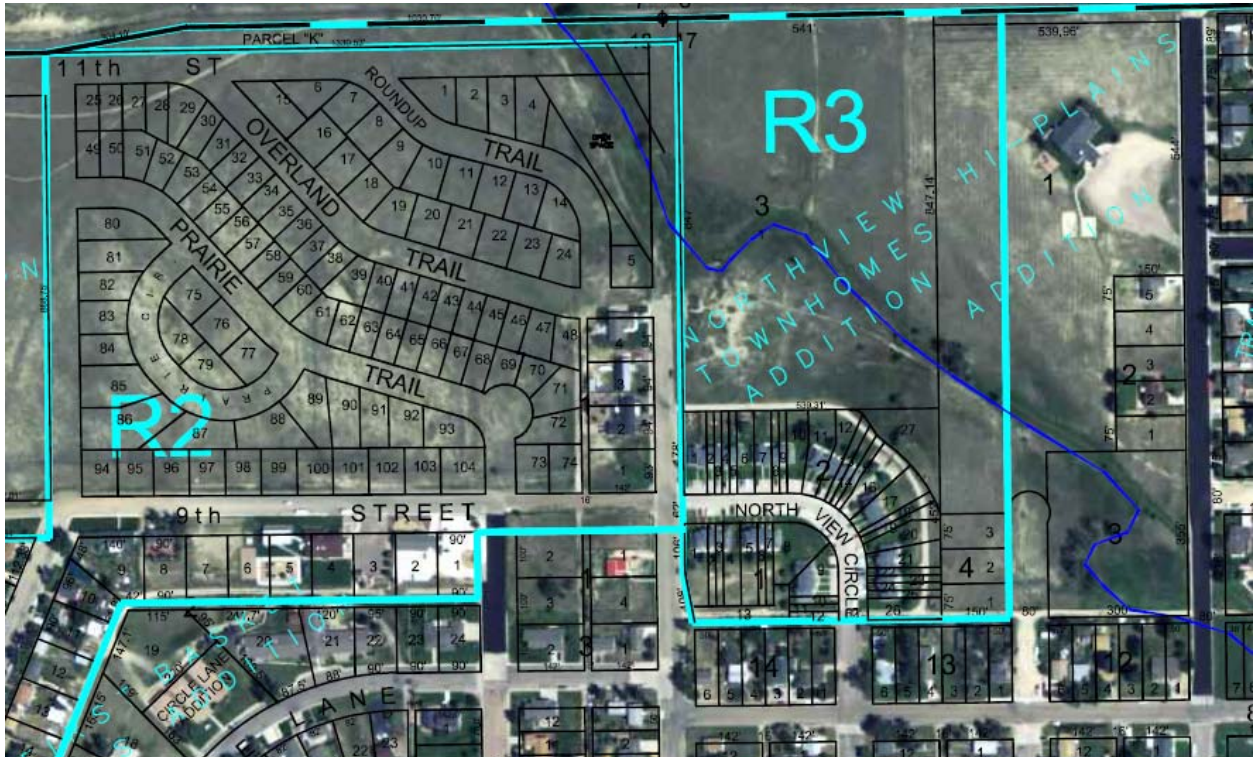
**Floodplain Map**

The entire Project site is currently identified as a single lot so further subdivision may be required depending on the proposed development plan. The Project Site is bounded to the north by Interstate 70 with no access to the interstate at the site. Access to the interstate is through Town with three interchange exits including 359, 361 and 363.

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Neighborhood Map



On the east the Project Site is bounded by a nine-acre site owned by Hi-Plains Baptist Church. The Hi-Plains site includes a 13,672 square foot building used for religious purposes. The closest point of the building is about 250 feet east of the east boundary of the Project Site. The Hi-Plains site is currently in a Single Family (R-1) Zone District.

Northview Townhomes, with 38 units of multi-family residential units, lies to the south of the Project site. The Northview Townhomes site like the Project Site is in a Multi-Family Residential (R-3) Zone District.

West of the Project Site includes two single family homes on individual lots and another large parcel of land within a Two-Family (R-2) Zone District and is currently subdivided for single family homes.

Known easements within the Project site include a 30-foot easement along the north boundary, a 10-foot easement along the east edge of the property and a 20-foot utility easement extending through the drainage/floodplain area.

Current access to the Project Site is provided by K Avenue which extends directly south to Main Street (U.S. Highway 24/40/287).



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700 feet west of K Avenue at its intersection with 9<sup>th</sup> Street is the Limon Child Development Center providing pre-school services to children ages 3-5 years.

Limon Schools, serving children from K-12 is located about 2,300 feet east of the K Avenue intersection with 8<sup>th</sup> Street. Clearly an easy walk or bike ride to and from school.

**Project Site Control**

The Project Site is under control of the Lincoln County Economic Development Corporation, Inc. (LCEDC). LCEDC intends to sell and transfer the property with specific terms to be determined through a Development Agreement executed with the selected developer.

**Site Conditions**

The site is undeveloped, but no environmental assessments have been completed on the Project Site. The selected developer will be allowed to complete an environmental assessment at its cost during negotiations for the Development Agreement.

**REQUEST FOR PROPOSALS (RFP)**

This RFP represents the initial step in the development of the Project Site. Responses to this RFP should demonstrate the developer's understanding of the LCEDC's goals and specific expertise in developing high quality affordable housing projects. Respondents must disclose financial capability to undertake the proposed development. A thorough narrative of the development concept with a description of the respondents' approach to design and construction that will meet the goals of this RFP is required.

Respondents should assume that the LCEDC owned parcel will be conveyed in as-is condition and left at grade. The selected developer will be responsible for obtaining all required approvals for its projects.

However, the LCEDC will designate a project manager to work closely with the developer(s) during the predevelopment process, including permitting and public review. The project manager will help the selected developer coordinate with all Town departments. This RFP and the selection process shall in no way be deemed to create a binding contract or agreement of any kind between the LCEDC and any respondent. It is expected that a Development Agreement (DA) will be negotiated between the parties.

All legal rights and obligations between the selected developer(s), if any, and the LCEDC will come into existence only when a DA is fully executed by the parties and then approved by the Board of Directors.

The legal rights and obligations of each party shall be only those rights and obligations which are set forth in the DA and any other documents specifically referred to in that DA and executed by the parties. Each respondent to this RFP agrees that the preparation of all materials for

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submittal to the LCEDC and all presentations are at the respondent's sole cost and expense, and LCEDC shall not, under any circumstances, be responsible for any costs or expenses incurred by a respondent. In addition, each respondent agrees that all documentation and materials submitted with a proposal shall remain the property of the LCEDC. Submittals will remain confidential until a DA has been fully negotiated and executed.

**Pre Submittal Meeting**

A Pre-Submittal Meeting will be offered for all interested respondents that have indicated interest by submission of a Letter of Intent, or respondents simply interested in more information. The Pre-Submittal meeting will be announced on the Lincoln County EDC Facebook page as well as the EDC and Town of Limon website. Questions from potential respondents will be addressed by LCEDC at this meeting. Responses to the questions posed at the meeting will be summarized in writing. The written responses will be made available to all potential respondents who registered their attendance at this meeting.

**Submittal Guidelines**

In order to receive consideration, Proposals must be received by LCEDC during normal business hours as defined by Limon Town Hall. In order to facilitate submission, all submittals will be received at Limon Town Hall, 100 Civic Center Drive, Limon, CO between the hours of 8:00 am and 5:00 pm Mountain Time. Bound copies and one electronic copy of the proposal must be submitted; these items will not be returned. Proposals that are not received at the designated address will not be accepted. Facsimile reproductions or electronic transmissions of Proposals will not be accepted.

All copies of the Proposal must be enclosed in a sealed envelope or box. The face of the envelope shall reference "Limon Housing Project" and the name and address of the submitting organization(s). LCEDC will not provide any pre-selection information concerning the status of Proposals other than the acknowledgment that they were received.

**Submittal Requirements**

**Transmittal Letter**

The transmittal letter shall include the following information:

- Name of the submitting company or entity.
- Name, title, address, telephone number, fax number, and e-mail address of the person designated as the primary contact for the submitting company or entity.

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- Names and relationships of all companies and entities included in the Proposal (e.g., architect, and if known, property management, Proposers, consultants, builders, brands, etc.).
- The transmittal letter should specify the property proposed for development.
- Statement of acceptance of the Proposal requirements, or explanation of disagreement and alternative suggestions.

**Development Team/Entity**

- Describe the development entity and identify the members, with names, addresses, and phone numbers of key representatives. Provide relevant qualifications and project specific experience of the principals of the developer(s). Identify the person or persons with the authority to represent and make legally binding commitments on behalf of the development entity. Identify the contractual relationship among any multiple developers, if appropriate.
- Identify the known team members (e.g. architects, engineers, legal representatives, commercial tenants, property management, real estate brokers/marketing representatives, retail consultants, and contractor).

**Development Project Experience & Qualifications**

- Describe the development team's relevant project experience, with a particular focus on rural residential developments. Provide up to two examples that demonstrate successful projects in rural environments.
- Please include the following information for each past project identified:
  - Location and photographs.
  - Identify the number of units, the mix of units, the unit sizes, and any customer survey/satisfaction information.
  - For residential projects identify whether the project was a "for sale" or rental development, and whether below market rate units were included.
  - Present the total development cost.
  - For rental projects, identify the current management and owner; provide the most recent profit/loss statement; identify the lease-up period, historic and current vacancy rates, etc.
  - Document the success achieved in the area of renter satisfaction regarding the period after the sale or leasing of the unit.

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- Describe the role that the respondent played in the project, identify any unique challenges associated with the project, and identify community outreach and working relationships with the neighborhood, and identify ways in which the project benefited the surrounding community.
- Describe the involvement of the non-profit sector, including name and telephone number of a contact person.
- Describe the involvement of the public sector, including name and telephone number of a contact person.
- Identify the key development team members. If any team members are different from the team being proposed for this project, provide an explanation of why the new team member(s) were selected.

## **Project Concept**

Proposers shall thoroughly describe the conceptual design for the project. Please note that more than one concept can be submitted and will be considered. The following information shall be provided:

- **Project Summary:** Provide important project data, preferably in table form, such as gross floor area, floor area of individual building uses, number of residential units (broken down by unit type/size and affordability levels), number of parking stalls, building height, etc. Provide a summary of the proposed uses including the integration of all specified uses including pedestrian access. For other specified uses include space sizes, location within project, rents and target market.
- **Site Plan:** Include a conceptual site plan and building elevations that show all parcels involved in the Proposal. Identify public streets, setbacks, pedestrian entrances, parking garage entrances, and loading areas. Site plans should show the design treatment of the streets and setbacks along the drainage. It is incumbent upon Proposer to demonstrate the benefits to the LCEDC of its individual project, including the design implications of including or excluding neighboring or adjacent properties.
- **Floor Plans:** Provide rough floor plans for the proposed project that show the arrangement of various uses and functions, including parking, pedestrian circulation, and active ground-floor uses.
- **Section Sketches:** Include conceptual section drawings that show the vertical arrangement of uses through the project buildings.
- **Elevation Sketches:** Include elevation drawings that show the architectural treatment of key elevations at a conceptual level of detail, heights of key building elements, and the arrangement of ground floor frontage treatments.

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- **Parking Strategy:** Describe the strategy for providing and managing parking for all Site uses.

### **Onsite Improvements**

Proposers must include a cost estimate for the construction of Site, and all appurtenant curb, gutter, sidewalk, street lights, and landscaping required by the Land Development Code of the Town of Limon.

### **Property Management Experience**

Provide a list of apartments, mixed-use buildings, or other relevant projects that the company currently manages. Include the project location, number of units, number of affordable units, number of years under company's management, name and address of the property owner and current vacancy rates.

### **Estimated Project Schedule (Milestones)**

Proposers shall provide a detailed project development schedule through completion that contains time and performance benchmarks. Include all predevelopment activities, and any plans for phased development. The Project schedule shall address all phases of the project including acquisition, design, construction, and marketing.

### **References**

All the major members of the proposed development team shall provide references, which must include at least two from financial institutions, including lenders, and clients including a public agency from which the developer has received entitlements for a similar development. Please include name of contact, title, address and phone number.

## **PROPOSAL EVALUATION AND SELECTION**

The LCEDC has ultimate responsibility for the selection of the preferred Proposer. There is no guarantee that LCEDC will select any of the respondents to develop the Project and any Proposals shall be submitted at the proposer's sole risk and cost. All Proposals must include the following information. LCEDC reserves the right to reject any Proposals that do not address the following items:

### **Evaluation Criteria**

In the selection process, emphasis will be placed on understanding of LCEDC's goals and objectives for the project, the directly relevant qualifications and financial capacity of the respondent, and the financial terms being proposed. Submittals will be evaluated based upon the following criteria:

- Evaluate development team experience in similar developments.

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- For proposals including rental properties, how does the management plan meet the project goals and objectives?
- Does the proposal meet a variety of economic needs?
- Does the proposal provide varied housing types?
- Evaluate the marketability of the proposal
- How does the proposed design, materials and construction balance with the options provided?
- Will the proposed development plan address potential issues created by the location including the interstate highway, floodplain and neighborhood?
- Evaluate Developer's demonstrated adherence to time schedules. How compressed is the project timeline?
- How has the development team demonstrated its ability to obtain all necessary plan approvals, and financing and construction commitments?

**Selection Process**

LCEDC will use a selection panel consisting of a five-member Housing Proposal Committee of the Board of Directors of LCEDC. This committee shall make a recommendation to the full LCEDC Board of Directors. The President and Executive Director of LCEDC as well as the Town Manager of the Town of Limon shall act as ex-officio members of this committee.

LCEDC's Board of Directors is the sole and final decision maker regarding this selection, and it reserves the right to reject any or all submittals or proposals.

During the selection phase of the process, members of LCEDC's selection panel will evaluate the submittals. At their discretion, they may contact references and industry sources, investigate previous projects and current commitments, interview some or all of the development team members, and take any other information into account in their evaluation of the responses.

LCEDC reserves the right to request clarification or additional information from respondents and to request that respondents make presentations to the LCEDC or others. Based on their evaluations, a "short list" of developers will be prepared. The short listed developers will then be interviewed by the selection panel.

LCEDC will execute a Development Agreement (DA) with the preferred developer. Prior to finalizing the DA, LCEDC and the developer will discuss all issues relevant to the

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project. This discussion would include the development schedule, project financing including construction and permanent financing, management of the development including housing units and other uses, and design elements.

Selected developers will be responsible for obtaining all required approvals for their projects. This RFP and the selection process shall in no way be deemed to create a binding contract or agreement of any kind between LCEDC and any respondent. If a developer is selected, it is expected that a DA will be negotiated between the parties. All legal rights and obligations between the selected developer(s), if any, and LCEDC will come into existence only when a DA is fully executed by the parties. The legal rights and obligations of each party shall be only those rights and obligations which are set forth in the DA and any other documents specifically referred to in that DA and executed by the parties.

Each respondent to this RFP agrees that the preparation of all materials for submittal to LCEDC and all presentations are at the respondent's sole cost and expense, and LCEDC shall not, under any circumstances, be responsible for any costs or expenses incurred by a respondent. In addition, each respondent agrees that all documentation and materials submitted with a proposal shall remain the property of LCEDC.

**Limitations**

LCEDC will select a preferred developer based on the responses to the RFP. If negotiations with the preferred developer do not proceed in a timely or satisfactory manner, an alternative developer may be selected or the LCEDC may reissue the RFP.

- The final selection will be made solely by the LCEDC. LCEDC is under no obligation to select any set of qualifications or proposals submitted, and may at its discretion reject any and all qualifications.
- The selected developer will be solely responsible for receiving all necessary approvals including financial, development and environmental from both LCEDC and outside agencies. All approvals must be completed within the project schedule. LCEDC will provide the developer with a reasonable period of time to obtain approvals. LCEDC will make no guarantee about the granting of the requested approvals.
- LCEDC reserves the right to select and compose a development team from those firms that respond to the RFP.
- All off-site and on-site predevelopment costs will be at the sole cost and expense of the developer, including, but not limited to, subdivision, gas, water, electric and sanitary sewer services, storm drainage, access, grading, all physical and environmental mitigation measures, and development impact fees.

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**Schedule**

The dates and milestones below are tentative, and LCEDC reserves the right to alter them as necessary to select the most appropriate Proposal. As the RFP process is considered ongoing, dates of advertising are the only ones below specified. LCEDC may, at any time, terminate discussions with either party, choose to not proceed with the project, or take other actions it deems in its best interest, without incurring any obligation to proposers. Proposers acknowledge that their participation and costs associated with that participation are borne solely by them.

- **Publication of RFP** August 16, 2017

The RFP will be published and Developer's will be invited to submit Proposals to LCEDC. The RFP may be viewed, printed or downloaded from LCEDCs website.

- **Proposal Submittal**

In order to receive consideration, Proposals must be received by LCEDC no later than 5:00 p.m. during regular business days, with no current date deadline

- **Proposal Presentations** Ongoing

At separate meetings, each invited development teams shall present their Proposals to the LCEDC selection panel to review the proposals.

- **Selection of Preferred Developer**

At first-available intervals of received proposals, LCEDC staff will provide the results of the selection panel and will recommend to the LCEDC Board of Directors a preferred Developer to begin negotiations for the appropriate development agreement. In making their final decision, the Board of Directors may consider, among other factors, the following information: qualifications of the proposers; the conceptual designs submitted in the Proposals; the likely stimulating effect of the uses proposed; the project objectives as described in this RFP; and the potential benefits for LCEDC and Limon. LCEDC reserves the right to choose whichever Proposer it prefers and is under no obligation to select either.

- **Development Agreement Negotiations**

LCEDC will enter into negotiations with the recommended Proposer to create a Development Agreement. If LCEDC and the recommended Proposer cannot agree to terms within a reasonable time, then LCEDC may negotiate a development agreement with any remaining Proposer, or reconsider the process entirely.



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- **Execution of Development Agreement**

Upon the completion and execution of the Development Agreement, the selected Developer shall proceed to the permitting process.

**CONTACT/INQUIRIES**

**Regarding RFP**

Troy McCue  
Executive Director  
Lincoln County Economic Development Corporation  
P.O. Box 70  
790 Main Street  
Limon, CO 80828  
719-775-9070  
[tmccue@lincolncountyed.org](mailto:tmccue@lincolncountyed.org)  
<http://www.lincolncountyed.org/>

**Regarding Town of Limon Development Standards and Commitments**

Dave Stone  
Town Manager  
Town of Limon  
P.O. Box 9  
100 Civic Center Drive  
Limon, CO 80828  
719-775-2346  
[dstone@townoflimon.com](mailto:dstone@townoflimon.com)  
<http://www.townoflimon.com>

**ATTACHMENTS/EXHIBITS**

**Exhibit A - Multifamily Residential District (R-3)**

**Exhibit B – Location Map**

**Exhibit C – Income and Rents**

**Exhibit D – Community Demographics**

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**Exhibit A – Multifamily Residential District (R-3)**

**Section 202.3.4. Multifamily Residential District (R-3)**

202.3.4.1. Purpose. Areas for moderate- to high-density multifamily residential development.

**202.3.4.2 Uses-By-Right:**

- single-family, two-family, and factory built and manufactured housing on permanent foundations
- multifamily dwellings
- multiple family subdivisions (lots or condominiums)
- public parks, playgrounds, and other public recreation areas
- public utility distribution mains, lines, and underground facilities
- accessory buildings and uses

**202.3.4.3. Conditional Uses:**

- apartment buildings
- golf courses
- public and private schools
- churches and church schools
- group homes, foster family care homes, nursing homes
- preschools, nursery schools, child care homes, child care centers
- fire stations
- hospitals
- communication facilities not exceeding height limits
- utility service facilities
- home occupations

**202.3.4.4. Special Review Uses:**

- central collection sewage treatment facilities
- water tanks, water treatment facilities, utility substations, and regulator stations
- major facilities of a public utility

**202.3.4.5. Additional Requirements:**

- all multi-family developments must be landscaped according to an approved landscape plan
- all trash receptacles must be properly screened from adjacent public rights-of-way and adjacent properties. These areas shall be designed and used in a manner that will prevent wind and animal scattering of trash

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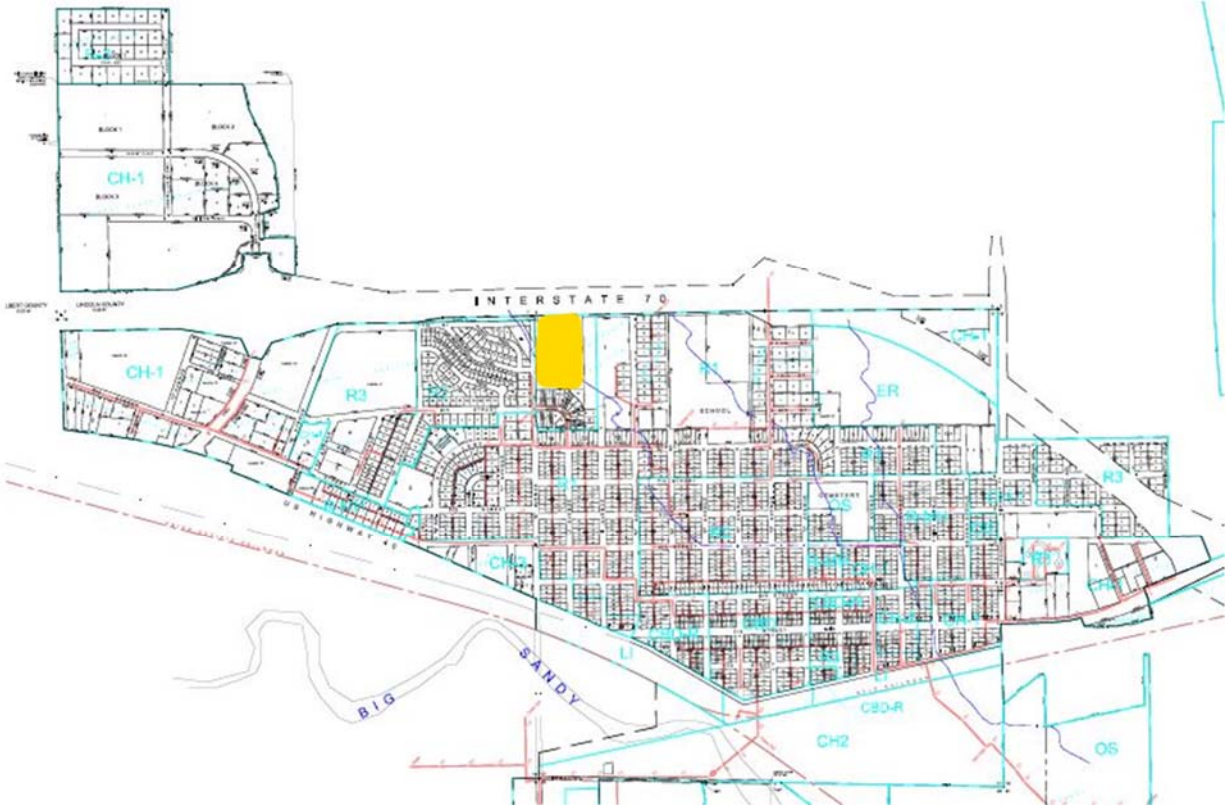
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- all roof-mounted equipment shall be properly screened; solar collectors and heaters and television antennas are exempted

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**Exhibit B – Location Map**



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**Exhibit C – Income and Rent Limits**

**Market Overview**

Limon is a town in Lincoln County, Colorado. The population of Limon, according to the 2010 Census, is 1,880. The total number of households in the town is 828. The average household size for Limon is 2.25. The total number of renter households in the town is 346 which means that 41.8% of households are renter households. The 2016 Area Median Income for a family of four in Limon is \$53,200.

**Federally Assisted Affordable Rental Housing Stock**

Program	Properties	Units
LIHTC	1	16
RD 515	1	16
Public Housing	1	39
<b>Total</b>	<b>2</b>	<b>32</b>

Note: The total does not necessarily equal the sum of each program as some properties may participate in multiple funding programs.

**HUD Assistance Income Limits**

Persons	1	2	3	4	5	6	7	8
<b>50% AMI</b>	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600
<b>30% AMI</b>	\$12,600	\$16,020	\$20,160	\$24,300	\$28,440	\$32,580	\$36,730	\$39,600

**Low Income Housing Tax Credit Income Limits**

Persons	1	2	3	4	5	6	7	8
<b>60% AMI</b>	\$25,200	\$28,800	\$32,400	\$36,000	\$38,880	\$41,760	\$44,640	\$47,520
<b>50% AMI</b>	\$21,000	\$24,000	\$27,000	\$30,000	\$32,400	\$34,800	\$37,200	\$39,600

**2017 Fair Market Rents**

Bedrooms				
0	1	2	3	4
\$531	\$535	\$681	\$903	\$1,044

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**Exhibit D – Community Deographics**

<b>HOUSING (Census)</b>	
<b>Median Home Price</b>	<b>\$132,700</b>
<b>Median Rent per Month</b>	<b>\$709</b>
<b>Average People per Household</b>	<b>2.1</b>
<b>Owner Occupied Households</b>	<b>56.8%</b>
<b>Renter occupied households</b>	<b>43.2%</b>
<b>ECONOMY</b>	
<b>Unemployment Rate</b>	<b>3.10%</b>
<p>The most recent unemployment data for an area. The unemployment rate is expressed as a percentage of the available work force that is not employed. Updated: December, 2016</p>	
<b>Recent Job Growth</b>	<b>2.28%</b>
<p>The percentage of increase or decrease in available jobs over the most recent 12-month period. A decrease in available jobs is represented as a negative number. Updated: December, 2016</p>	
<b>Future Job Growth</b>	<b>41.47%</b>
<p>The projected change in job availability over the next ten years based on migration patterns, economic growth, and other factors. A projected decrease in available jobs is represented as a negative number. Updated: December, 2016</p>	
<b>Sales Taxes</b>	<b>6.90%</b>
<p>The total of all sales and use taxes for an area, including state, county and local taxes. Updated: December, 2016</p>	
<b>Income Taxes</b>	<b>4.63%</b>
<p>The total of all income taxes for an area, including state, county and local taxes. Federal income taxes are not included. Updated: December, 2016</p>	

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<b>Income per Capita</b>	<b>\$22,459</b>
The average income of every resident of a geographic area, including all adults and children. Updated: December, 2016	
<b>Median Household Income</b>	<b>\$39,773</b>
The median income of all households in a given geographic area. The median is the middle value when all are arranged from highest to lowest. Updated: December, 2016	
<b>Family Median Income</b>	<b>\$63,063</b>
The Family Median Income in a given geographic area. The median is the middle value when all are arranged from highest to lowest. Updated: December, 2016	
<b>ESTIMATED HOUSEHOLDS BY HOUSEHOLD INCOME</b>	
<b>Income Less Than 15K</b>	23.01%
The percentage of all households that make less than \$15,000 per year. Updated: December, 2016	
<b>Income between 15K and 20K</b>	3.56%
The percentage of all households that make between \$15,000 and \$20,000 per year. Updated: December, 2016	
<b>Income between 20K and 30K</b>	13.97%
The percentage of all households that make between \$20,000 and \$30,000 per year. Updated: December, 2016	
<b>Income between 30K and 40K</b>	9.59%
The percentage of all households that make between \$30,000 and \$40,000 per year. Updated: December, 2016	
<b>Income between 40K and 50K</b>	10.96%
The percentage of all households that make between \$40,000 and \$50,000 per year. Updated: December, 2016	
<b>Income between 50K and 60K</b>	6.30%
The percentage of all households that make between \$50,000 and \$60,000 per year. Updated: December, 2016	

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<b>Income between 60K and 75K</b>	9.59%
The percentage of all households that make between \$60,000 and \$75,000 per year. Updated: December, 2016	
<b>Income between 75K and 100K</b>	8.90%
The percentage of all households that make between \$75,000 and \$100,000 per year. Updated: December, 2016	
<b>Income between 100K and 150K</b>	10.00%
The percentage of all households that make between \$100,000 and \$150,000 per year. Updated: December, 2016	
<b>Income between 150K and 200K</b>	1.23%
The percentage of all households that make between \$150,000 and \$200,000 per year. Updated: December, 2016	
<b>Income greater than 200K</b>	2.88%
The percentage of all households that make more than \$200,000 per year. Updated: December, 2016	
<b>POPULATION BY OCCUPATION</b>	
<b>Management, business, finance</b>	<b>10.27%</b>
Percentage of People in a Geographic area that are in the professions: Management, business, finance. Updated: December, 2016	
<b>Engineering, computers, science</b>	<b>0.45%</b>
Percentage of People in a Geographic area that are in the professions: Engineering, computers, science Updated: December, 2016	
<b>Community, social services</b>	<b>1.51%</b>
Percentage of People in a Geographic area that are in the professions: Community, social services Updated: December, 2016	
<b>Legal</b>	<b>0.00%</b>
Percentage of People in a Geographic area that are in the profession: Legal Updated: December, 2016	
<b>Education, library</b>	<b>6.04%</b>
Percentage of People in a Geographic area that are in the professions: Education, library Updated: December, 2016	



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<b>Arts, design, media, sports, entertainment</b> Percentage of People in a Geographic area that are in the professions: Arts, design, media, sports, entertainment Updated: December, 2016	<b>0.00%</b>
<b>Healthcare practitioners and technology</b> Percentage of People in a Geographic area that are in the professions: Healthcare practitioners and technology Updated: December, 2016	<b>3.78%</b>
<b>Healthcare support</b> Percentage of People in a Geographic area that are in the profession: Healthcare support Updated: December, 2016	<b>0.91%</b>
<b>Firefighters, law enforcement</b> Percentage of People in a Geographic area that are in the professions: Firefighters, law enforcement Updated: December, 2016	<b>13.14%</b>
<b>Food preparation, serving</b> Percentage of People in a Geographic area that are in the professions: Food preparation, serving Updated: December, 2016	<b>4.99%</b>
<b>Building maintenance</b> Percentage of People in a Geographic area that are in the profession: Building maintenance Updated: December, 2016	<b>5.74%</b>
<b>Personal care</b> Percentage of People in a Geographic area that are in the profession: Personal care Updated: December, 2016	<b>7.55%</b>
<b>Sales, office, administrative support</b> Percentage of People in a Geographic area that are in the professions: Sales, office, administrative support Updated: December, 2016	<b>25.23%</b>
<b>Farming, fishing, forestry</b> Percentage of People in a Geographic area that are in the professions: Farming, fishing, forestry Updated: December, 2016	<b>0.45%</b>
<b>Construction, extraction, maintenance/repair</b> Percentage of People in a Geographic area that are in the professions: Construction, extraction, maintenance/repair Updated: December, 2016	<b>10.57%</b>

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<b>Production, transportation, material moving</b>	<b>9.37%</b>
Percentage of People in a Geographic area that are in the professions: Production, transportation, material moving Updated: December, 2016	