



COLORADO
Hazardous Materials
& Waste Management Division
Department of Public Health & Environment

The Craig Memorial Hospital Transformation

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INTRODUCTION





COMMUNITY SNAPSHOT



9,008

2023 Population



5,216

Total Workforce



3,679

Households



\$238,040

Median Home Value



\$58,970

Median Household Income



21%

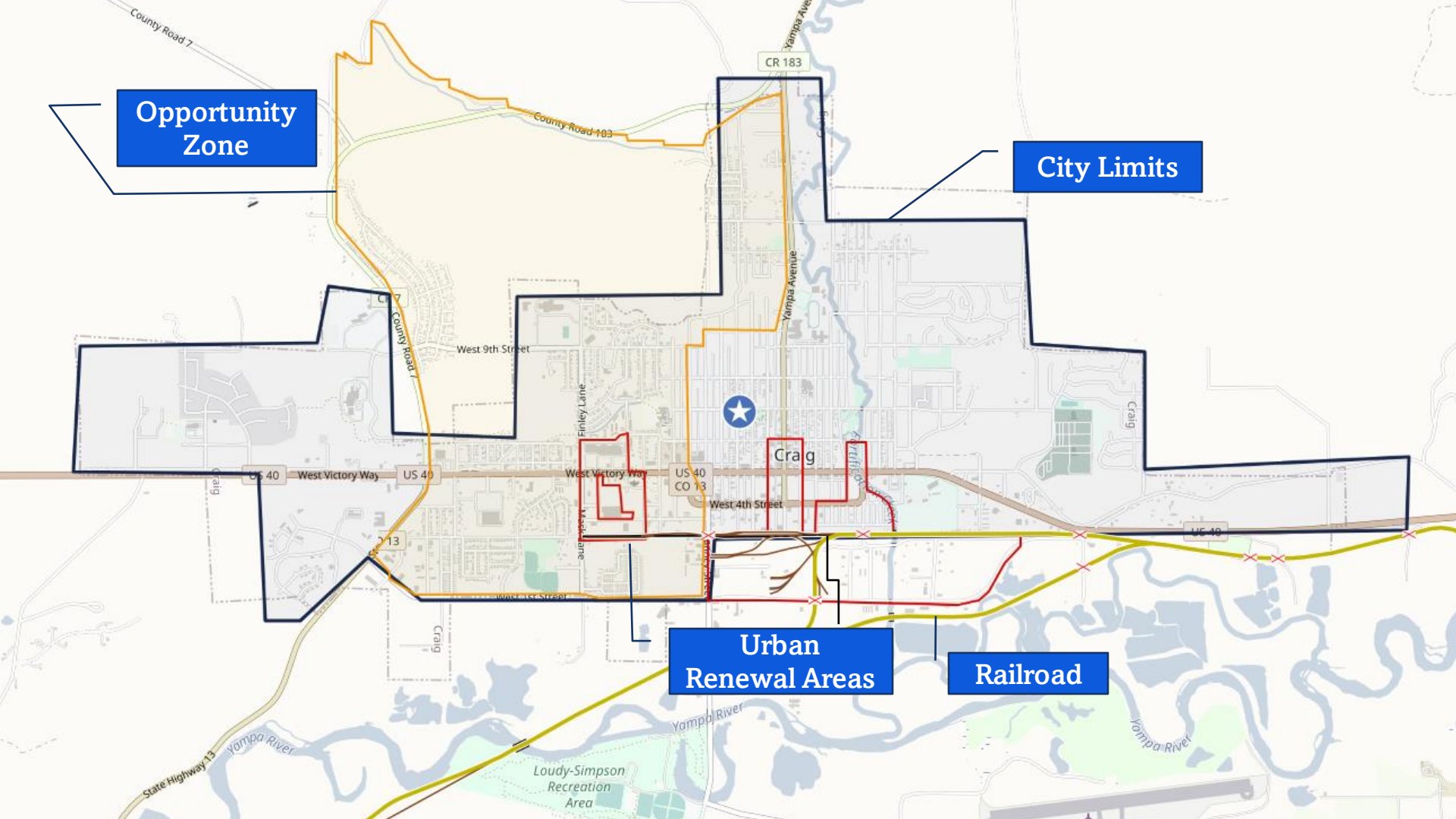
Bachelor's Degree or Higher

Opportunity Zone

City Limits

**Urban
Renewal Areas**

Railroad



Our Need – Jobs and Services



**Upcoming closure of major employers –
Craig Station Power Plant operated by Tri-
State Generation and Transmission and
Trapper Mine**

**Affecting over ~300-500 Direct and
Supporting Jobs/Businesses**

**New and diversified business and industry
for the community to replace jobs and tax
base**

The Need for Affordable Housing

1979

69% of the housing stock in Craig was built more than 40 years ago



The majority of households are only 1-2 people, but 89% of homes in Craig have 2 or more bedrooms

46

Housing units added in Craig over the past decade - 96% of which are single-family and manufactured dwellings

20%

of households in Craig are living below the federal poverty line

60%

of households are singles or couples; the average household size has been declining since 2010

-4%

The population of Craig has decreased 4.3% since 2010



**PREPARING
FOR SUCCESS**



Establishment:

- Established a 7-Member Economic Development Advisory Committee in 2023
- Used the Moffat County Vision 2025 Transition Plan as Guidance
- Focusing heavily on marketing and recruiting efforts

Accomplishments:

- Established two Urban Renewal Authority Areas
- Completed Housing Needs Assessment/Action Plan
- New Economic Development Website
- Small Business Grant Program
- Business Plan Competition for New/Existing Industries
- Construction of a Business/Industrial Park
- Formation of a Rural Transportation Authority
- Inventoried Commercial Properties



Small Business Grant Program



7

Grant Applications
Awarded



\$56,855

Total Funds
Awarded



\$158,000

Total Investments
Stimulated



JUNGLE PET SHOP BEFORE & AFTER



CRAIG STEEL BEFORE & AFTER

ANN'S AUTHENTIC THAI & UNIT 301 SPORTS BAR + GRILL



 www.CraigURA.com



BAD ALIBI DISTILLERY



@badalibidistillery



 www.CraigURA.com

AND CONTINUING ON....



www.DiscoverCraig.com



Establishment:

- Promotes our Community and Key Buildings.
- Brought online in 2023.

Establishment:

- Established in 2021 to fill the need for a local affordable housing developer.
- Currently development 20 new units of for sale housing with completion in July.
- Looking at land for a second development.





**2021-2023
BROWNFIELD
GRANT**

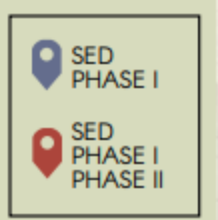


AVRES



PROGRAM OUTCOMES - \$300K Grant

\$ 8.9M+	100+	13	6	20
Additional Funding Accessed	Community Members Engaged	Brownfield Sites Assessed	Completed Site Development Plans	Housing Units in Development



SED PHASE I

SED PHASE I
PHASE II

The legend is contained within a light green rectangular box with a thin black border. It features two entries: a blue location pin icon followed by the text 'SED PHASE I', and a red location pin icon followed by the text 'SED PHASE I' and 'PHASE II' on two separate lines.

THE MEMORIAL
HOSPITAL

Craig

CRAIG-MOFFAT
AIRPORT

REDEVELOPMENT – The Golden Cavy

Status: Looking for its new owner



REDEVELOPMENT – The Spicy Basil

Status: Looking for its new owner



REDEVELOPMENT – Alice Pleasant Park

Status: Construction 2024



REDEVELOPMENT – Industrial Park

Status: Starting Construction 2024



REDEVELOPMENT – Woodbury Housing

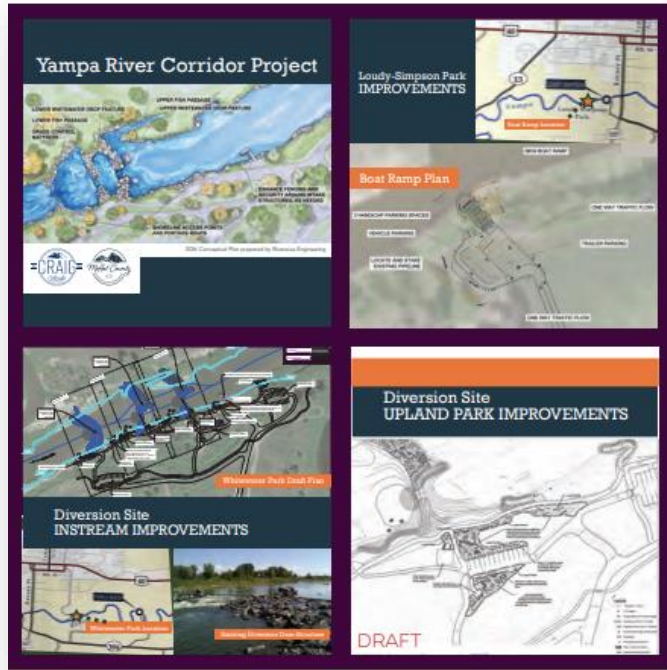
Status: Its Complicated...



REDEVELOPMENT – Yampa River

Status: In Progress

THIS PROJECT IS MADE POSSIBLE BY THE GENEROSITY OF OUR PROJECT FUNDING PARTNERS:



\$3,315,342



\$600,000



\$10,000



\$150,000



\$68,000



\$50,000



\$30,000



\$397,916



\$150,000



\$10,000



\$200,000



RESOURCES LEGACY FUND®
CREATIVE SOLUTIONS. LASTING RESULTS.

\$110,000



\$65,000



Yampa-White-Green
Basin Roundtable

\$265,000

REDEVELOPMENT – Bad Alibi Distillery

Status: Under Construction

BAD ALIBI DISTILLERY



REDEVELOPMENT – Moffat County Courthouse

Status: Slated for Demolition



NO.	DATE	REVISION

MOFFAT COUNTY COURTHOUSE
221 W. VICTORY WAY, CRAIG, CO
ASBESTOS INSPECTION AND SAMPLING





Over
\$4 MILLION
of additional funding
accessed



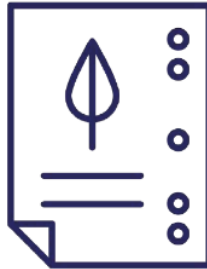
100+
members of the
community engaged

RETOOLING



6
site development plans
completed

13
brownfield
sites assessed



20 Units
of housing in the development process

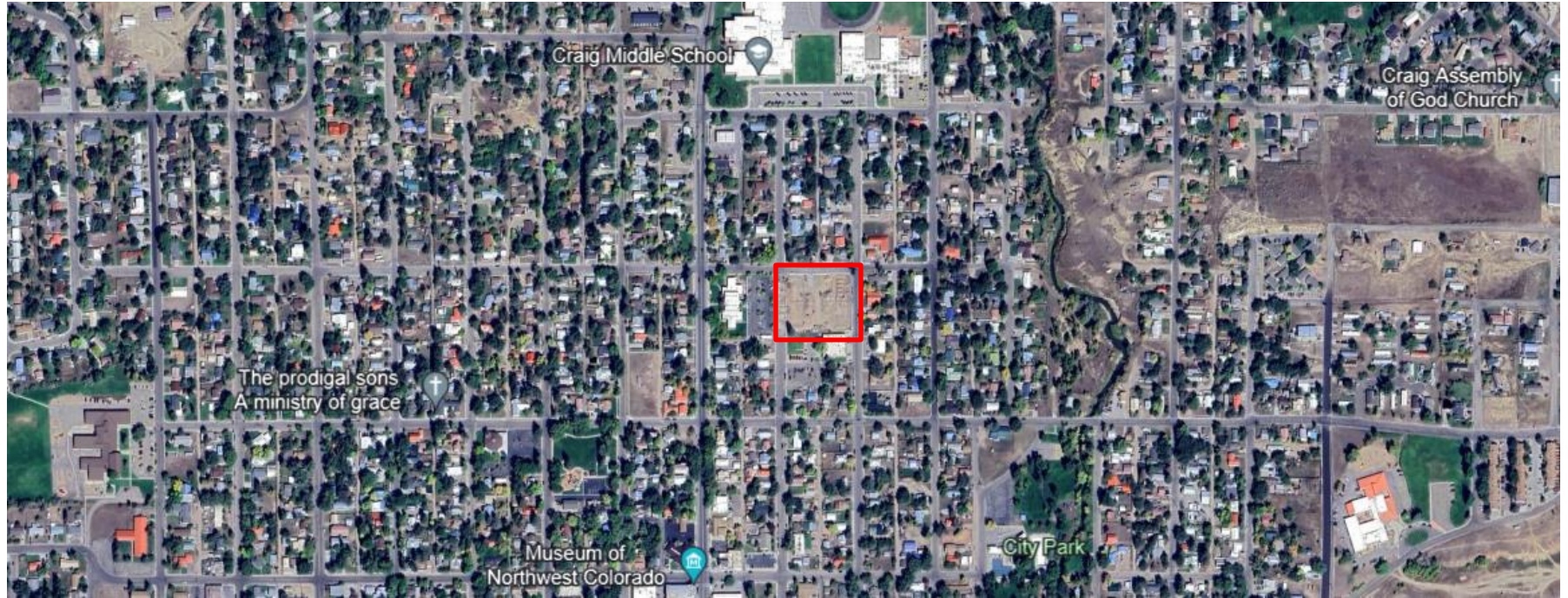




**...AND NOW
THE HOSPITAL**

Moffat County Former Hospital

785 Russell Street



OUR HISTORY

Served as the Former Memorial Regional Health Hospital (MRH)

Built in 1949 with Multiple Additions

Primary Health Care facility until 2015 serving 13,000+

48,204 – Square Feet



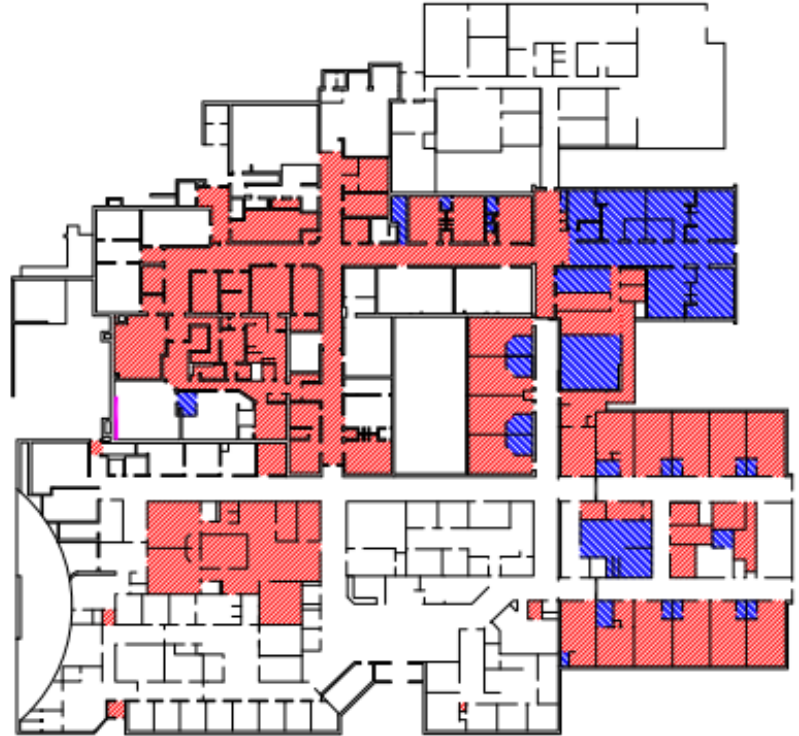
Environmental Considerations

Asbestos (Prior to Brownfield Grant):

- >700 Asbestos Samples Collected
- 40,000 SF of Abatement Completed
- April 2021 an “Active Spill” was reported to CDPHE during demolition
- MRH provide \$1.4M for demolition and abatement
- Over 30 break-ins

Additional Considerations:

- Phase I ESA and NEPA Evaluation required for Funding
- EPA provided additional support for area-wide planning on the development





Leveraging Grant Opportunities



EL POMAR
NORTHWEST REGIONAL
COUNCIL GRANT
\$45,000



INNOVATIVE AFFORDABLE
HOUSING STRATEGIES /
INCENTIVES GRANT
PROGRAM (IHOI)

\$1,500,000



\$720,000
OFFICE OF JUST TRANSITION (OJT)
Craig Business & Industrial Park



\$2,500,000
CONGRESSIONALLY DIRECT SPENDING (CDS)
Craig Business & Industrial Park



TRANSFORMATIONAL
AFFORDABLE HOUSING,
HOMEOWNERSHIP, &
WORKFORCE HOUSING GRANT

\$2,750,000



\$1,931,283
DEPARTMENT OF LOCAL AFFAIRS (DOLA)
More Housing Now
Woodbury Workforce Housing

Groundbreaking August 25, 2023



8th Street Redevelopment Project Craig Housing Authority "a place to call home"

The Craig Housing Authority (CHA) Project is a 20-unit housing development at the old Memorial Hospital site on 8th Street between Tucker and Russell Streets. We intend to provide affordable housing to local families and employees of Memorial Regional Hospital. The units would be for-sale and owners will have the opportunity to build equity in a quality home that is energy efficient. We are using state and federal grants to help fund the project so it requires certain affordability requirements that include income limits and appreciation caps.

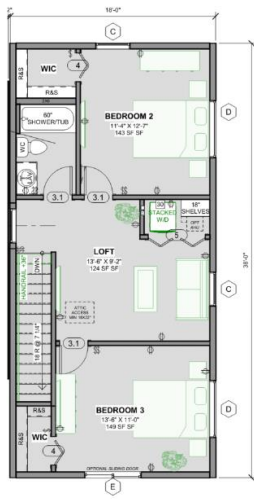
Are there limitations?

The housing would be limited to households earning up to 120 percent of the "Area Median Income for Moffat County."

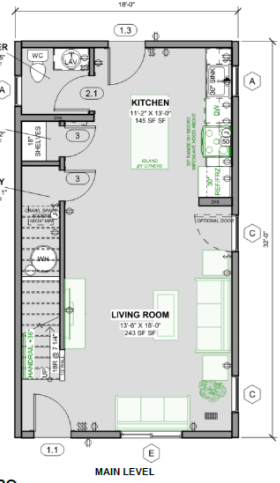
How can I afford to purchase an affordable Townhome?

The Housing Authority is exploring a buyer's access to limited mortgage assistance for income eligible households. This may include

18' WIDE SHAVANO
(EXTERIOR UNIT)



18' WIDE ANTERO
(INTERIOR UNIT)



Site Work and Foundations





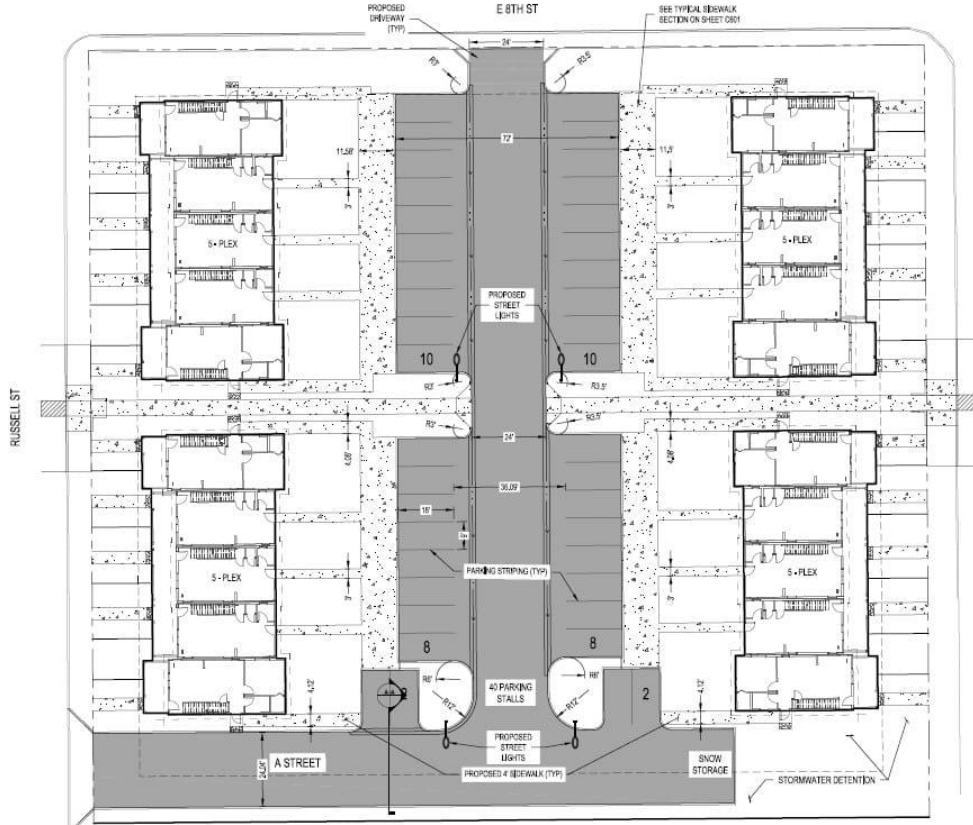






PROSET
CONSTRUCTION
www.prosetconstruction.com

Next Steps!



- Landscaping Plans
- Painting
- Renting
- Landscape
- Irrigation



Courtesy: Shannon Lukens



CONTACT US!

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