



PSCDC Workforce Housing Project Homebuyer Information

Pagosa Springs Community Development Corporation (PSCDC) is developing workforce housing in Pagosa Springs to expand attainable homeownership opportunities for local working households. This program responds directly to the Regional Housing Needs Assessment adopted by the Town of Pagosa Springs and Archuleta County.

Now Accepting Applications For:

- One move-in ready home (Phase 1)
- Five homes under construction (Phase 2 – anticipated completion May/June 2026)

Homes are sold through a transparent Housing Opportunity Process in compliance with Colorado Fair Housing provisions.

Who May Qualify?

Homes are available to households earning 80%–100% of Archuleta County Area Median Income (AMI) based on household size.

Income may include:

- W-2 wages
- 1099 income
- Self-employed income

Because tax returns are filed annually and may not yet be available, eligibility is verified using the most recent two months of income documentation.

Applicants must also:

- Live in the home as their primary residence
- Not use the home as a short-term rental
- Not currently own developed residential real estate
- Have no more than \$175,000 in assets (excluding retirement accounts)
- Agree to a 5% annual appreciation cap

AMI ranges are updated annually and available upon request.

How the Process Works

1. Submit an Eligibility Application

Complete the PSCDC online Pre-Application. All information is reviewed confidentially by the Housing Committee.

2. Mortgage Pre-Qualification

If eligible, applicants work with a PSCDC partner bank to obtain mortgage pre-qualification. Partner banks are familiar with this program and can help explain loan options and estimated monthly payments.

3. Housing Opportunity Process

Pre-qualified applicants participate in a public drawing conducted by a neutral third party. Applicants drawn select from available homes in order. Remaining qualified applicants are placed on a waiting list in draw order.

At least one household representative must attend the Housing Opportunity event in person.

Why These Homes Are Priced Below Market

Workforce homes are made attainable through:

- Donated land from Archuleta County
- Infrastructure and housing grant funding
- Fee reductions
- Down payment assistance programs
- Partnership with BWD Construction building close to cost

In exchange, deed restrictions preserve long-term affordability for future local buyers.

Ready to Take the First Step?

Applications are open now.

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We are here to help you navigate the process.