

Southern Ute Indian Tribe Community Development Action Plan (CDAP)

The *Community Development Action Plan* (CDAP) is a list of short-term projects (**defined as two years or less**). Initial drafts of the CDAPs are developed through review of current projects, planning documents, small group discussions and interviews with Tribal departments and stakeholders. The CDAPs are useful tools for organizations working with communities and have evolved into being the central source for listing the full range of projects that are in process or are desired. The CDAPs are used as the official community plan required for eligibility for many federal and state funding sources.

The 2023 Southern Ute Indian Tribe CDAP has a total of 29 proposed projects at various stages in the development process.

The CDAP projects were aligned with the Tribe’s Strategic Priorities; and,

The CDAP projects were also linked to six resiliency strategies identified in the [Colorado Resiliency Framework](#), which addresses potential and interrelated economic, social, and environmental risks and vulnerabilities. Numbers representing the resiliency strategies supported are listed next to each project in the CDAP. Please refer to the Colorado Resiliency Framework document for details.

1. **Future Ready Economy & Workforce**
2. **Climate & Natural Hazard Resiliency**
3. **Building & Infrastructure Sustainability**
4. **Agriculture & Food Security**
5. **Housing Attainability**
6. **Community Capacity**
7. **Internal to Community**

Currently, the CDAP list displays: Project #, Rank, Strategic Priority Link, Economic Goal Category, Colorado Resiliency Link, Funding Resources, Cost Estimate, Primary Partners, and Outcomes & Impacts.

CDAP Project Ranking Criteria

- Is relevant to economic or community development – aligns with community master plans and/or Tribal economic priorities.
- Is relevant to economic or community resiliency
- Is within the Tribe’s and primary partners ability to influence.
- Is feasible and sustainable
- Opportunities exist to partner with other entities (towns, counties, region, state, federal)
- Metrics address progress and impact.

Rank		
High	Medium	Low
Must meet at least 5 criteria	Must meet at least 3 criteria	Must meet at least 2 criteria

Strategic Priorities	#1 - Improve Availability of Diverse Housing Options	#2 - Expand High-Speed Broadband Connectivity	#3 - Increase Commercial Infrastructure & Community Amenities	#4 - Improve Tribal Economic Development Capacity & Ability to Leverage Underutilized Resources	#5 - Enhance Opportunities for Business Creation
Goals	<ul style="list-style-type: none"> > Develop Housing that Prioritizes Tribal Member Equity Creation and Growth (EH) > Increase Available Workforce Housing (WH) 	<ul style="list-style-type: none"> > Increase Access to High-Speed Broadband Internet Service Across the Reservation (IA) > Provide Fiber Optic Internet to every Tribal Member Home (FTH) 	<ul style="list-style-type: none"> > Diversify the Tribal Economy by Investing in Commercial Development that Expands the Tribal Tax Base and Improves the Availability of Local Products & Services(LS) > Develop Commercial Infrastructure that can be Leased to Potential Businesses (CI) 	<ul style="list-style-type: none"> > Revitalize Efforts to Form & Fund a Tribal Economic Development Corporation (EDC) > Create and Update Tribal Comprehensive Plans & Master Plans - i.e. Land Use, Water, Campus, Roads, etc. (CP) > Create Program to Improve Tribal Food Sovereignty and Supply Chains (FS) 	<ul style="list-style-type: none"> > Encourage and Support Tribal Member Entrepreneurship (SE) > Improve Access to Capital for Small Businesses on the Reservation (AC)

Southern Ute Indian Tribe Community Development Action Plan (CDAP) 2023

CDAP #	Project	Rank	Strategic Priority Link	Economic Goal Category(s)	Colorado Resiliency Framework Link	Funding Resources	Cost Estimate	Primary Partners	Outcomes & Impacts
1	Tribal Economic Development Corporation (EDC)	High	#4 - Capacity	EDC, LS, CI, LC, EH, WH	1,4,5,7	Tribal Investment, EDA, OEDIT	Outlined per Biz Plan	Outlined per Biz Plan	Dedicated capacity, structure, and funding for on reservation development
2	Quichas Apartments Additional Units	High	#1 - Housing	WH	1,5	Prop 123, Tribal Investment	\$2.25MM	GF Properties	Add 6 new rental units to Ignacio Area housing supply
3	Construct New Rental Homes at Tranquillo Ct	High	#1 - Housing	EH	1,5	Prop 123, Tribal Investment	\$1.06MM	GF Properties	Add 2 new rental units to Ignacio Area housing supply
4	Rock Creek Multi-Family Units on Town-owned 5.7-acre Parcel	High	#1 - Housing	WH	1,5,6	Congressionally Directed Spending(CDS)	\$7.5MM	GF Properties, Town of Ignacio	Add 25 new rental units to Ignacio Area housing supply
5	SUSS Brodband Project Phase I	High	#2 - Broadband	IA	1,3,7	State of Colorado HB21-1289 (\$10MM), and other ARPA and Tribal Investment	\$15MM	Bonfire Engineering and Construction, Bonfire Fiber Operations	Tribal backbone fiber routes. Target completion date Summer 2023, except for allotment routes.
6	SUSS Brodband Project Phase II	Med	#2 - Broadband	FTH	1,3,7	NTIA Tribal Broadband Connectivity Program (\$43.7MM)	\$43.7MM	Bonfire Engineering and Construction, Bonfire Fiber Operations	Connectivity to 95% of Tribal Member homes. 2000 additional homes/businesses connected for non-Tribal Members. ~400 miles of fiber. New business capability for the Tribe. Target completion is Dec 2025.
7	Construct Additional Rental Homes on Buckskin Charlie Dr	High	#1 - Housing	WH, LC, LS,	1,5,7	Prop 123, Stronger Communities Grant	TBD	Tribal Housing	Design and construct up to 6 workforce housing units

8	Substance Use Disorder Healing Village	High	#3 - Amenities	LS	6,7	Opioid Settlement	\$55.4MM	Tribal Health	Provide local culturally inclusive substance use treatment
9	Renovate & Remodel SUIT Fueling Station & C-Store (Thriftway)	High	#3 - Amenities	LS, CI	1,7	Outside Contract	\$1.8MM	Thriftway Marketing Corp.	Improve Tribal image and tax base
10	Update Commercial District Development Plan	High	#3 - Amenities	LS, CI	1,3,7	TBD	\$50k	TBD	Create a plan to develop valuable highway frontage near Ignacio to expand the Tribe's tax base & incubate new businesses
11	Update Rock Creek Subdivision Plan	High	#1 - Housing	EH, WH	1,2,3,5	TBD	\$50k	TBD	Increase available fee land building sites near Tribal headquarters in Ignacio
12	Evaluate use of Low-Income Housing Tax Credits (LIHTC) to Develop a Larger (40+ Unit) Apartment Complex	High	#1 - Housing	WH	1,2,3,6	TBD	\$50k	TBD	Increase available rental housing options to support workforce
13	Develop a Tribal Food Sovereignty Program	High	#3 - Amenities	LS	1,4,7	USDA	TBD	TBD	Improve local food supply chains and resiliency. Encourage agricultural business development and growth
14	SERC - Southern Ute Entrepreneurial Resource Center	Med	#5 - Business	SE	1,6,7	EDA, SBA, OEDIT, USDA	Outlined per Biz Plan	Fort Lewis College, SBDC	Provide resources and space to help launch & incubate small businesses. Support Tribal Member entrepreneurs both on & off the Southern Ute Indian Reservation
15	Develop & Launch a Small Business Lending Program	Med	#5 - Business	AC, SE	1,6,7	Tribal Investment, EDA, USDA	TBD	TBD	Expand access to capital and encourage investment in Tribal trustland that is difficult to collateralize
16	Create SUIT Water Utilization Plan	High	#4 - Capacity	CP	2,3,5,6	USDA, BIA	TBD	TBD	Develop a plan to best use and preserve the Tribe's water rights
17	Update SUIT Comprehensive Land Use Plan	High	#4 - Capacity	CP	2,3,5,7	USDA, BIA	TBD	TBD	Reaffirm prior land use designations, and add new designations to better facilitate future growth and development
18	Develop New Lots in Rock Creek Subdivision	Med	#1 - Housing	EH	1,3,5,6	IHS, Prop 123, IJJA, Tribal Investment	TBD	TBD	Increase available fee land building sites near Tribal headquarters in Ignacio
19	Construct New Homes on Lots in Rock Creek Subdivision	Med	#1 - Housing	EH	1,3,5,7	Prop 123, Tribal Investment	TBD	TBD	Increase the availability of quality homes that create and build home equity near Tribal headquarters in Ignacio
20	Retail Plaza	Med	#3 - Amenities	LS, CI, SE	1,3,7	USDA, Tax Credits, OEDIT, Enterprise Zone, Tribal Investment	TBD	TBD	Develop retail space to incubate small businesses & artisans that increase local shopping & dining options
21	Commercial Greenhouses	Med	#4 - Capacity	FS, LS, CI	1,2,4,7	USDA, Tribal Investment	TBD	TBD	Strengthen local food supply chains & resiliency. Encourage agricultural business development and growth. Create a path for the creation of a Tribal brand of products.
22	Southern Ute Veterans Resource Center	Med	#3 - Amenities	LS	3,6,7	Congressionally Directed Spending(CDS), USDA, VA	\$2.5MM	TBD	Support Tribal and local area Veterans
23	Cedar Point Infrastructure Project	Med	#1 - Housing	WH, LC, LS	1,5,6,7	Prop 123, Stronger Communities Grant, IHS funding	TBD	Tribal Housing	Extend services to exiting lots to make lots developable/buildable

24	Casino RV Park Expansion	Med	#3 - Amenities	LS	1,7	TBD	\$3MM	Sky Ute Casino	Increase accommodation capacity of the casino resort
25	Renovation of Casino Minature Golf Course	Med	#3 - Amenities	LS	1,7	TBD	TBD	Sky Ute Casino	Increase/improve the local availability of family-friendly activities
26	Casino Combined Heat and Power Project	Med	#3 - Amenities	LS	1,2,3,7	IRA	\$2.2MM	Sky Ute Casino	Improve the efficiency and resiliency of the casino resort
27	Electric Vehicle Charging	Med	#3 - Amenities	LS	1,2,3	TBD	TBD	TBD	Support clean energy expansion and adoption
28	Meat Processing Plant	Med	#4 - Capacity	FS, LS	1,4,7	USDA	TBD	TBD	Support Tribal ag producers, improve local supply chains
29	Business Park	Med	#3 - Amenities	LS, CI, SE	1,3,4,7	TBD	TBD	TBD	Expand business and career opportunities on the Southern Ute Indian Reservation

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1. Future Ready Economy & Workforce (EW)
2. Climate & Natural Hazard Resiliency (CN)
3. Building & Infrastructure Sustainability (BI)
4. Agriculture & Food Security (AF)
5. Housing Attainability (HA)
6. Community Capacity (CC)
7. Internal to Community (IC) - this was added for projects aligned more closely with local resiliency strategies