



Team Update to Proposal

Phase 1 Housing Plan Implementation

RFP 2026-HOUSING-01, Town of Lake City in cooperation with Hinsdale County

Updates the proposal submitted July 15, 2026 by Abundance Community Advisors and Western Spaces

October 6, 2026

Alexander “Lex” Mulhall
Town Manager, Town of Lake City
PO Box 544, Lake City, CO 81235

Dear Lex,

Thank you for coming back to our team. As you asked, here is where our July proposal stands.

The proposal stands as submitted, with one change: Cathie Pagano is not able to take part. Western Spaces, the other firm on the proposal and the lead on your Comprehensive Housing Plan, will lead the work and sign the agreement with the Town and County.

The scope of services, the work plan and deliverables, the one-year schedule and the not-to-exceed fee of \$100,000 are all as the Town reviewed them in July.

How the work is covered

Our proposal said we would bring in specialists for land use and code, financial feasibility and legal review as the work required, inside the \$100,000. We are doing that now, with people the Town already knows.

Team, roles and time

Person	Role	Time over the year
Sarah Brown McClain, Western Spaces	Lead and the Town’s point of contact. Housing Authority and Trust Fund design, revenue, grants, monthly reporting	About 290 hours, or 5.5 a week
Raini Ott, AICP, CFM, Dynamic Planning + Science	Policy and code: fee waiver, ADU ordinance, deed-restriction templates, compliance systems	About 155 hours, or 3 a week
Ethan Mobley, AICP, Dynamic Planning + Science	On site in Lake City for kickoff, board and joint sessions; coordination with Town and County staff	About 70 hours
Sullivan Green Seavy Jarvis LLC	Legal support on formation documents and code, as needed. Town counsel keeps final legal review, as in Addendum No. 1	As needed, from Task A

Hours follow the July fee table at each firm’s rate. The team total is about 515 hours, or ten a week, against nine in the July proposal.

Dynamic Planning + Science is a Montrose planning firm, established in 2015. It was on the plan team with us, for land use feasibility and GIS, and serves the Town today as owner’s representative and project manager on the 28-unit Lake Fork Housing Project. Ethan is in Lake City regularly for that work.

Ethan Mobley is the firm’s owner and principal, with more than 25 years in planning, infrastructure, community development and implementation. Raini Ott is a principal planner and policy specialist with more than ten years in long-range planning, development review, entitlement processing, floodplain management and public policy. She supports the City of Delta on development review, zoning and policy, and has worked on housing and entitlement in Lake City.

Grants

I will write and manage the grants in Task B. The plan already maps the sources: the Local Planning Capacity program, Proposition 123, CHFA tax credits, USDA 515 and 538, HUD and the Federal Home Loan Bank. During the plan the Town and County qualified for \$100,000 in fast-track incentive funds, and we prepared the Rural Resort petition the state approved on January 21, 2026, which lets the County seek higher income limits under Proposition 123 programs.

I wrote the Department of Local Affairs’ Proposition 123 guide, and co-wrote its guidance for housing needs assessments and housing action plans. My market studies are the evidence funders and lenders ask for. After our 2024 study, the Silverton Housing Authority’s Anvil Townhomes won \$1,097,000 in grants from the Division of Housing and the Colorado Health Foundation. Crested Butte’s Mineral Point, which our 2022 study helped shape, won CHFA tax credits in 2023 worth about \$11 million. Gunnison County has since financed the 252 homes at Whetstone, which we studied in 2024, with \$118 million in revenue bonds.

Reference added

The two Western Spaces references in the July proposal stand. Cathie Pagano’s references are withdrawn, and we add one for Dynamic Planning + Science:

Town of Frisco Strategic Housing Plan (2024), Frisco, Colorado. James Gorham, Economic Development Manager, Town of Frisco, 1 Main Street, Frisco, CO 80443; 970-668-4570; jamesg@townoffrisco.com. Fee: \$158,818. Scope: housing needs and site analysis, development capacity and buildout modeling, site-specific pro forma and feasibility analysis, stakeholder engagement and implementation strategy for workforce and community housing. Dynamic Planning + Science and Western Spaces are working for the Town again on its Inclusionary Housing Feasibility and Linkage Fee Nexus Study (\$55,000).

Fee

The fee and the task amounts in Section G do not change.

Fee by task, as submitted in July

Scope area	Amount	Lead
A. Governance: Housing Authority, Trust Fund and intergovernmental partnerships	\$28,000	Western Spaces, with legal support
B. Grants: calendar, applications, administration	\$26,000	Western Spaces
C. Policy: fee waiver, ADU, deed restrictions, compliance	\$22,000	Dynamic Planning + Science
D. Revenue: projections, fiscal impact, outreach	\$12,000	Western Spaces
E. Project management and reporting	\$12,000	Dynamic Planning + Science on site; Western Spaces reports
Total (not-to-exceed)	\$100,000	

Source: proposal of July 15, 2026, Section G. About \$66,000 Western Spaces and \$34,000 Dynamic Planning + Science.

Western Spaces bills at \$225 an hour, as submitted. Dynamic Planning + Science bills at \$175 an hour for Ethan Mobley and \$140 for Raini Ott. Travel to Lake City stays inside the fee, as do specialist and legal time.

Disclosures

The RFP asks for prior work related to the Housing Plan. Adding to Section H of the July proposal:

- Dynamic Planning + Science was a subconsultant to Western Spaces on the Comprehensive Housing Plan.
- Dynamic Planning + Science is the Town's consultant on the Lake Fork Housing Project, a separate engagement under Addendum No. 1. Phase 1 time will be tracked and billed apart from Lake Fork, and none of it will go to Lake Fork design or pre-development.

Conflicts of interest: none known. Pending litigation: none.

Insurance

Western Spaces carries commercial general liability of \$1 million per occurrence and \$2 million aggregate with The Hartford, through January 25, 2027. We will add professional liability at the RFP's limits before the agreement is signed, and provide the sole-owner workers' compensation documentation the RFP allows. Dynamic Planning + Science carries general liability, workers' compensation and professional liability, and will provide a current certificate.

Let me know your thoughts.

Sarah Brown McClain
President, Western Spaces, LLC
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Concurrence. Abundance Community Advisors submitted the July proposal with Western Spaces and concurs with this update, including Western Spaces as lead firm.

Catherine A. Pagano

Cathie Pagano, FAICP CEP
Founder and Principal, Abundance Community Advisors

Oct. 6, 2026

Date