

Housing Plan — Language Revisions

Following Joint Session 4, these edits clarify the plan as a **guiding framework** — intentionally comprehensive to preserve options, but not a binding checklist. Changes are minimal and precise; the plan still actively calls for pursuing strategies as opportunities arise.

New Page: "About This Plan"

Inserted as the first content page after the cover. Establishes that:

- The plan is a guiding framework, built from 4 public joint sessions, 3 steering group meetings (20+ community members), 20+ working group sessions, and surveys of 97 households and 22 employers
 - It is broad on purpose — the community chooses which options to pursue
 - Adoption does not commit the Town or County to every action; each requires its own legislative step
 - The plan will be reviewed and adapted through quarterly joint sessions
 - The expectation is progress, not perfection
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Targeted Language Changes

Chapter 1

#	Location	Original	Revised
1	Section 1.1	"Development must be carefully scaled"	"Development should be carefully scaled"

Chapter 3

#	Location	Original	Revised
2	Goal 1	" will target 20-40 housing opportunities"	" establishes a goal of 20-40 housing opportunities"
3	Goal 2	" will work toward a healthier balance"	" aims to support a healthier balance"
4	Goal 3	" will increase the share of housing"	" aims to increase the share of housing"

Chapter 4

#	Location	Original	Revised
5	Implementation at a Glance	"Success depends on a Housing Coordinator"	"Effective implementation benefits from a Housing Coordinator"
6	Section 4.1 — IGA	"formal partnership commitments "	" formal partnerships "

Chapter 5

#	Location	Original	Revised
15	At-a-Glance box	"targets 98 housing units over 10 years : 49 rental and 49 ownership"	"establishes a goal of 20-40 housing opportunities ; Rental 15-30, Ownership 5-10"
16	Section 5.1	" Every recommendation is designed to be actionable"	" The recommendations are designed to be actionable"
17	Core Objective 7	"Monitor and influence the ratio"	"Monitor and support the ratio"
18	Foundational section	" Without these in place, implementation capacity will be limited. First priority. "	" These are the recommended first steps. First priority. "
32	At-a-Glance box	"this plan establishes a goal"	"this plan identifies a goal"
33	At-a-Glance box	" Core strategies: "	" Recommended strategies include: "
34	Section 5.1	"shift from understanding the problem to implementing real solutions "	"shift from understanding the problem to identifying practical solutions for consideration "
35	Core Objectives	<i>(No framing before the list)</i>	Added: "The following objectives are recommended to guide future housing decisions:"
36	Section 5.2.3	"goals balance vision with practical achievability"	"goals are intended to balance vision with practical achievability"
37	Goal 1	"This plan establishes a goal of 20-40"	"This plan recommends a goal of 20-40"
38	Foundational section	"These are the recommended first steps."	"These are recommended first steps if the community chooses to move forward. "

#	Location	Original	Revised
39	Strategy 3 intro	" Establish reliable, locally-controlled funding sources"	" Consider establishing reliable, locally-controlled funding sources"
40	Strategy 4 intro	" Create new housing supply and secure scarce land... is essential "	" Explore options to create new housing supply and identify opportunities to secure scarce land... would support "
41	Goal 2, Goal 3, and Success Metrics tables	" 10-Year Target "	" 10-Year Benchmark "

Chapter 6

#	Location	Original	Revised
19	Section 6.1	"Lake City and Hinsdale County need organizational infrastructure"	" would benefit from organizational infrastructure"
20	Section 6.2	"Clear delineation of responsibilities ensures accountability "	" helps track progress "
21	Section 6.3	"Implementation requires sustained attention"	"Implementation benefits from sustained attention"
22	Section 6.1.1	"The IGA will address:"	"An IGA could address:"
42	Implementation at-a-Glance	" First priority: Hire a Housing Coordinator"	" Recommended first priority: Hire a Housing Coordinator"
43	Guiding principles	"The approach is guided by five principles:"	"The following principles are recommended to guide implementation:"
44	IGA section	"An IGA formalizes the partnership and establishes the rules"	" would formalize the partnership and establish the rules"
45	Staffing section	"Adding housing program management... isn't realistic. "	"... would be challenging given current capacity. "
46	Staffing section	"A shared Housing Coordinator addresses this gap. The position would: "	" could address this gap. The position could: "
47	Housing Authority	"A municipal Housing Authority unlocks funding sources"	" could unlock funding sources"

#	Location	Original	Revised
48	Housing Trust Fund	" The Housing Trust Fund provides the mechanism"	" A Housing Trust Fund would provide a mechanism"
49	Who Does What	<i>(No framing before the responsibility breakdown)</i>	Added: "If the Town and County choose to move forward with implementation, the following division of responsibilities is recommended."
50	Quarterly Sessions	"Quarterly Joint Sessions bring Town Trustees and County Commissioners together"	" would bring Town Trustees and County Commissioners together"
51	Annual Review	"Annual Review aligns with the plan anniversary and produces an Annual Report"	" An Annual Review could align with the plan anniversary and produce an Annual Report"
52	Ongoing reporting	"Ongoing reporting includes monthly written updates"	" could include monthly written updates"
53	Getting to 20-40	"These programs require sustained staff capacity"	" would require sustained staff capacity"

STR and Tax Language

#	Location	Original	Revised
10	Strategy 1 table and Action Card	"STR Caps or Bans "; "Choose cap method"	"STR Regulations "; "Choose limit method"
11	Action 1.7	"Create property tax incentives "; references County Assessor and tax abatement	"Create rebate incentives through the Housing Authority "; funded through Housing Trust Fund

Mill Levy Timeline

#	Location	Original	Revised
12	Revenue at a Glance	"voter-approved property tax (2026 ballot) "	"a voter-approved property tax "
13	Strategy 3 table	"\$245K/year (2026 ballot) "	"\$245K/year (voter approval required) "
14	Action 3.1	"Coordinate timing (November 2026 recommended) "	"Coordinate timing with a future ballot cycle when community support is strong "

Additional "will" → softer verb changes

#	Original	Revised
23	"This rebalancing will occur through"	" would occur through"
24	"occupancy will come through:"	" can come through:"
25	"Progress will be measured using"	" can be measured using"
26	"These metrics will be tracked annually"	" can be tracked annually"
27	"Mill levy revenue (once approved)"	"(if approved)"
28	" Without this structure , mill levy proceeds and grant funds have no dedicated home. "	Removed pressure framing
29	" Ongoing accountability includes monthly written updates"	" Ongoing reporting "
30	"Progress will come from multiple sources"	" can come"
31	"The specific project will emerge through implementation"	" would emerge"

Appendix

#	Location	Original	Revised
7	Appendix E.7	"confirms the Town and County's commitment to meeting each requirement"	"describes how the Town and County plan to address each requirement"
9	Appendix A intro	<i>(No framing)</i>	Added: " These are resources to draw on as priorities and capacity evolve — not a sequential checklist. "

What Was Not Changed

- Action cards in Appendix A (already say "Adapt them as circumstances require")
- "How This Document Will Evolve" section (already well framed)
- Success metrics tables (benchmarks are aspirational by nature)
- Strategy summary tables (describe roles, not mandates)
- SB24-174 compliance appendix (statutory requirements; cannot soften)