

Town Manager Report 3/4/2026

January/February 2026 Newsletter – Housing and the Future of Lake City

On Monday we published the January/February Newsletter which highlights the results and implications of the 2025 household and employer housing survey and housing study. Information in the newsletter came directly from the recently adopted housing plan.

Housing plan next steps, housing coordinator and incentive funding

Sandy and I have started working on the housing IGA between the county and town. We met on Monday to discuss the IGA, the incentive funding, and the housing coordinator position. We met with Robyn Difalco today (Tuesday) to discuss the incentive funding application process and what all needs to be submitted with the application. Since we have spent all the funds of our current LPC grant she recommended that we close out our current grant and use the “mini-grant application” that she sent us to apply for the incentive funding for the housing coordinator. At the March 11th joint workshop the BOCC and BOT will discuss the job duties of the housing coordinator, whether the position will be paid as an employee or contractor, and who will be managing, paying, and providing oversight of the coordinator which will be the same as the fiscal agent that applies for the funds. I recommend the Town submits the grant and pays the housing coordinator. Once we get the details of the scope of work for the coordinator then we will send a draft proposal to LPC for their review before applying. We also need to decide if want to get the incentive funding ASAP or be willing to wait to be awarded the grant and the execution of the grant contract until July/August this year when the states budget rolls over. They only have so much of the incentive funding available now and the rest will be issued after their fiscal year. We have some time to work out details of the IGA and coordinator but I am of the opinion to get the application in ASAP so we get in line for the funding regardless if we get it before June 1st or after.

Transfer of lakecityhousingstrategy.com information

I have updated the Town website with the Housing plan and all supporting documents that were posted on the lakecityhousingstrategy.com website, effectively transferring all the information. With the final invoice being paid at tonight’s meeting and all the deliverables provided by Western Spaces I will send in the final reimbursement request and upload all the deliverables to the DOLA website. The lakecityhousingstrategy.com website will be phased out and shutdown in the near future as the Town’s website will now be the repository and notice location for the housing plan moving forward.

CPM capstone project

I am considering centering my project around developing a Lake Fork Housing Project Phase 1 (14-unit) Development Readiness and Financial Strategy. Ultimately this is something a housing coordinator would do or use to get the project off the ground. It will take a few months to get the grant approved and may even take till August 1st before we get the funds and then another couple months to advertise and hire a coordinator so in the meantime I can work on this and have something I can give them to implement or pick up where I leave off implementing it. I am still refining the scope of the capstone project and will need to get approval from the Town and the school of public affairs. I think I should work on this to be aware of upcoming grant cycles and to ensure we don't miss out some potential funding. The capstone requires approximately 60 hours of work and a 10 page written report plus an in-person presentation at the school of public affairs in Denver.

The intent is to produce a Board-ready roadmap that could position the Town to pursue predevelopment funding and competitive state housing resources within the next funding cycle. The project will remain strategic and planning-focused; it will not commit the Town to construction but will clarify feasibility, subsidy needs, and decision points.