

Joint Session #4 - Decision Summary

Lake City & Hinsdale County Housing Plan

February 11, 2026 | 5:00 PM

Pre-Read

Please review the **Housing Plan Executive Summary** before the meeting. The full plan and executive summary are available at lakecityhousingstrategy.com.

Where We Are

The planning phase is complete. Since launching this effort, we have:

- **Completed draft Housing Plan** with HNA and HAP appendices per SB 24-174
- **Secured \$100K in DOLA fast-track funding** (\$50K Town + \$50K County)
- **Obtained rural resort classification** for access to higher AMI funding levels
- **Completed community engagement** - 97 household surveys, 21 employer surveys, 3 Steering Committee meetings, 3 Joint Sessions, 20 bi-weekly meetings with steering group and consultant team
- **Advanced the Lake Fork MHN grant** for 28-unit site planning
- **Finished public comment period** (ended January 31)

The Housing Plan is ready for formal adoption.

Decisions for the Session

These items have been discussed throughout the planning process. This session formalizes commitments and authorizes next steps.

1. Plan Adoption

The plan is ready. Confirm placement on adoption agendas.

- County and Town** - Feb 18 agenda
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2. IGA Authorization

We've agreed Town and County will implement this together. Authorize staff to draft the IGA.

- Authorize** IGA drafting
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3. Housing Trust Fund

Required to receive and manage funding (incentive funds, mill levy, grants, fees). Confirm establishment.

- Establish** fund
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4. Housing Coordinator Funding

We've identified a coordinator as critical to implementation. Confirm funding approach.

Silverton case study: \$60K coordinator brought in \$1M+ in grants (17:1 ROI)

- A.** DOLA grant only (apply Spring 2026)
- B.** Incentive funds (\$100K available now)
- C.** Local budget split (50/50)
- D.** Hybrid: DOLA grant + incentive funds (recommended)

If pursuing DOLA (A or D), lead applicant: County Town Joint

(Town is closing out current grant; County may be better positioned to apply.)

5. Housing Authority Formation

Unlocks additional funding sources (CHFA loans, LIHTC, Prop 123 benefits). Setup cost: \$2-5K. Confirm timing.

- Yes** - Pursue now
 - Yes** - After hiring coordinator
 - Not yet**
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6. Mill Levy Intent

Sustainable local revenue requires voter approval. Confirm intent for November 2026 ballot (4 mills, ~\$232K/year).

- Yes** - Proceed with Nov 2026 planning
- Defer** - Target date: _____

