

Peak-to-Peak Multi-Jurisdictional Housing Authority Feasibility Study:

Project Update

Prepared by: CORE Planning Group

AGENDA

- Introduction
- Project Charter
- Timeline & Deliverables
- Multijurisdictional Housing Authority 101
- A Peak-to-Peak Possibility– Modeling an MJHA
- Discussion

INTRODUCTION

- **C.O.R.E. Planning Group**
- **MJHA Exploratory Working Group:**
 - **Gilpin County Planning**
 - **Town of Lyons Planning**
 - **Town of Nederland Planning**
 - **Central City Planning**
 - **Silver Dollar Metro District**



PROJECT PURPOSE & OBJECTIVES

OVERARCHING PURPOSE: Collaboratively address pressing housing market challenges in our communities by exploring a multi-jurisdictional housing authority to support the sustainable development and preservation of affordable and attainable housing

OBJECTIVES:

1. Evaluate the feasibility and benefits of establishing a multijurisdictional housing authority
2. Design potential governance and operational structures that reflect the needs and priorities of each participating jurisdiction
3. Identify sustainable funding sources and financial strategies to support the creation and long-term viability of the housing authority
4. Engage key stakeholders through collaborative outreach to ensure alignment with local housing goals and Proposition 123 commitments.

OVERALL PROJECT TIMELINE

Milestone

- Working group meetings
- Outline of feasibility study
- Schedule for all engagement activities
- Draft feasibility study overview
- Present to commission
- Present final study and recommendations
- Implementation plan complete
- Document filing and entity creation complete

May 31st

July 15th

October 31st

Jan 1 2026

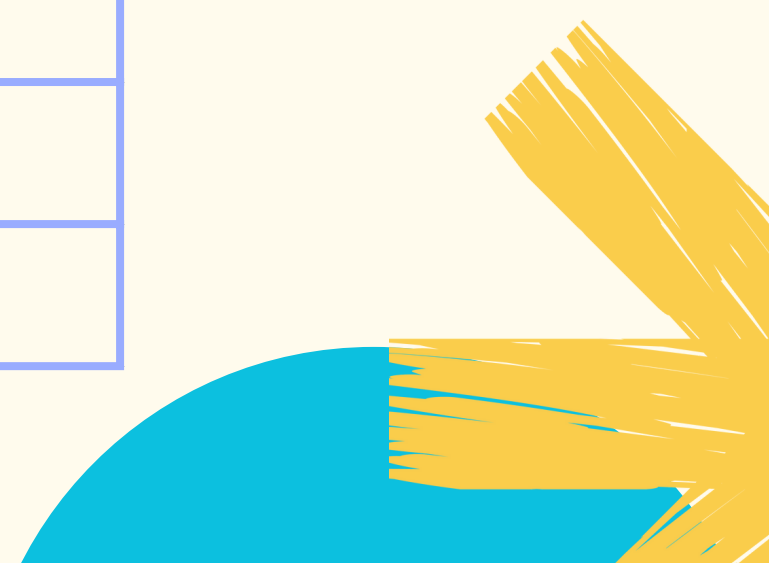

March 31st 2026

**Estimated
Date**



STAKEHOLDER ENGAGEMENT TIMELINE

Date	Audience	Description
July 15 th	Gilpin County Commissioners	Comprehensive update presentation
Aug 4 th	Lyons BOT	Comprehensive update presentation
Aug 5 th	TBD: City of Central City Council	Comprehensive update presentation
Aug 19 th	Nederland BOT	Comprehensive update presentation
Week of Sept 15 th	General Public	Public Workshop - TBD Location
Week of Sept 15 th	General Public	Public Workshop - TBD Location
Dec 9 th	Gilpin County Commissioners	Recommendation presentation
TBD	Other Municipalities	Depends on recommendation




DELIVERABLES

- 1. Summary of stakeholder engagement and community feedback**
- 2. Feasibility Study**
- 3. Presentation and community workshop materials**
- 4. Implementation plan**
- 5. Document drafting as needed**






MJHA 101

- **What is a Multi-Jurisdictional Housing Authority?**
 - **How are they typically formed?**
 - **How are they typically funded?**
 - **How are they typically managed?**
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THE WHAT

- A multi-jurisdictional housing authority is a separate governmental entity formed under C.R.S. 29-1-204-5 via an Intergovernmental Agreement (IGA)
 - Powers include the planning, financing, building, maintenance and management of housing projects and programs targeted at “low or moderate income families” and/or “employees” of local employers
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FORMATION

- Contractual negotiation between each participation municipality, memorialized in the governing IGA
- Establishment of a Board of Directors
- Designated financial officers and department of revenue liaison




FUNDING

- The authority has the power to issue bonds
 - The authority has the power to levy taxes and collect development impact fees
 - Typically, each municipality contributes a designated amount of money from their own general fund budgets
 - State, local and federal grants can be used to support individual projects or programs
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MANAGEMENT

- Board of directors has ultimate oversight and voting authority
 - Sometimes, day to day management will be conducted by an existing employee of one of the municipalities (i.e. Clear Creek example)
 - More often, there are separate 1-3 employees of the authority with one Executive Director or Director (i.e. Chaffee County and SECED examples)
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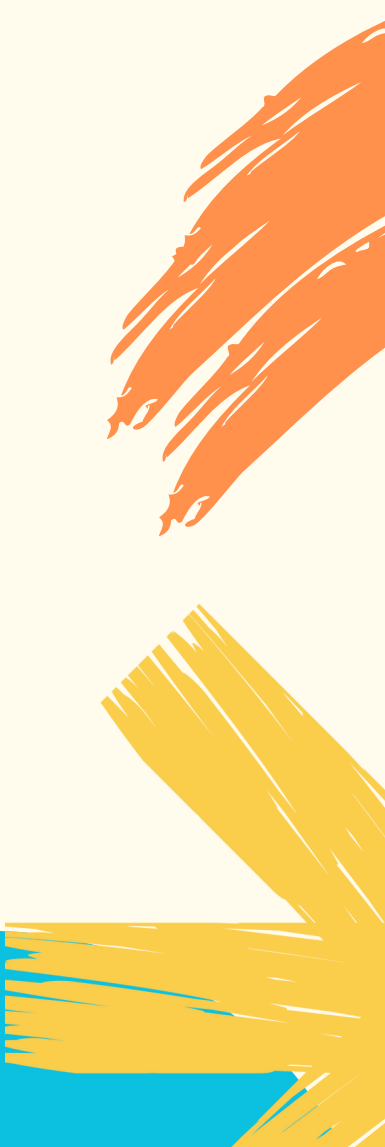


CCHA EXAMPLE

- IGA between Buena Vista, Salida and Chaffee County signed in 2021
 - 3 Full Time employees, including Executive Director
 - Annual Budget = \$15K from Buena Vista & Salida, and \$150K from Chaffee County
 - New lodging tax measure as of 2024, estimated to contribute ~\$350K to annual budget
 - Primary programs/projects:
 - Workforce and affordable housing units
 - Property management services for affordable projects
 - Housing navigation and homebuyer education provided in partnership DHS
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CLEAR CREEK EXAMPLE

- IGA between Clear Creek County, Silver Plume, Georgetown, Empire and Idaho Springs signed in 2024
 - Clear Creek County Community Planning and Development is currently managing but budget for 1 Executive Director
 - Annual budget based on population percentages:
 - \$57K Idaho Springs
 - \$37K Georgetown
 - \$2K Empire and Silver Plume
 - \$102K Clear Creek Plume
 - Primary focuses:
 - Development, land bank, deed restrictions
 - Senior services, education, sustainability
 - Disaster preparedness, preservation, partnerships
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SECED EXAMPLE

- IGA between Baca, Bent, Otero, Crowley, Kiowa, and Prowers County in Southeast Colorado formed in 2024
 - 9 full and part time employees
 - Very broad scope:
 - Affordable housing development projects
 - Transportation projects
 - Loan funds
 - Enterprise zone administration
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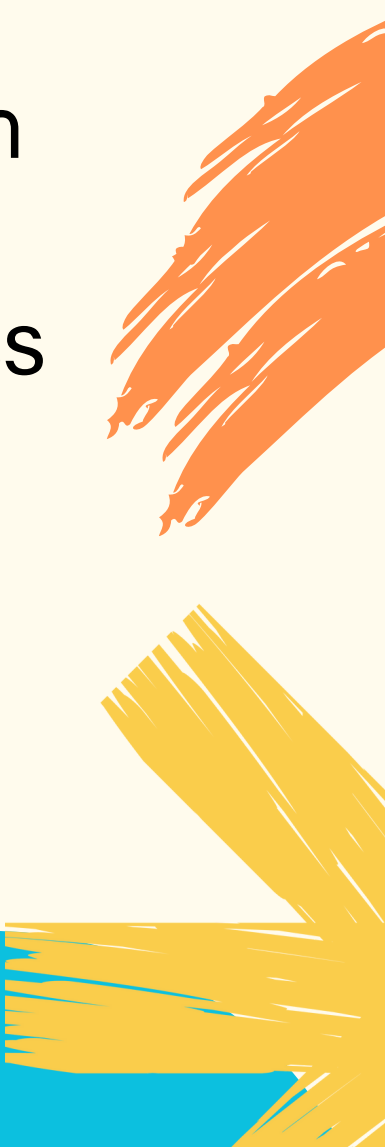
A Peak-to-Peak Possibility:

**A Model for a Multi-Jurisdictional
Housing Authority in the Peak-to-
Peak Region**





IMPROVE THE STATUS QUO: ADD A HOUSING BENCH PLAYER

- Will add capacity to planning departments across ALL jurisdictions
 - Much more cost effective than each jurisdiction having their own housing agency
 - Can administer affordable housing programs and projects across all partner jurisdictions
 - Can support in sourcing grants and managing grant compliance across all partner jurisdictions
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EXISTING HOUSING DOCUMENTS

Municipality

Existing Housing Related Documents/Plans

Gilpin County

- Housing Needs Assessment (2024)

Lyons

- Housing Needs Assessment (2024)
- Housing Needs Survey (2024)

Nederland

- Housing Needs Assessment (2023)
- Comprehensive Plan (2025)

City of Central

- Comprehensive Plan (2020)

Black Hawk

- Comprehensive Plan (2025)
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SUMMARY OF COMMON PRIORITIES

#1: Diversify Housing Stock

#2: Update zoning, land use and development review regulations

#3: ADU Incentives

#4: Prop 123 Commitments


#5: Workforce Housing

#6: Supporting aging population





LAUNDRY LIST PRIORITY IDEAS

- Draft and continually update a "best practice" code template that meets Prop 123 requirements
 - Source grants to fund and administer an ADU incentive program
 - Source grants to fund and administer an Aging in Place program
 - Source grants to fund and administer a buy down program/deed restriction program to support workforce housing
 - Source grants and project management support for affordable housing development projects in partnership with local jurisdictions
 - Source grants for historic preservation
 - Support with prop 123 grant compliance and reporting
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DRAFT OF MJHA PHASED PRIORITIES

	Priority Projects	Estimated Timeline
Phase I	<ul style="list-style-type: none">• Create operational plan for the administration of deed restrictions in each jurisdiction• Source grants to launch a new deed restriction buy down/ down payment assistance program• Create operational plan and manage stakeholder engagement to build an ADU incentive/aging in place program• Work with member jurisdictions to identify priority development projects/Prop 123 projects and discuss how the MJHA can support in those efforts	Jan 1 2026 - Jan 1 2027
Phase II	<ul style="list-style-type: none">• Source grants to launch the new ADU incentive/aging in place program• Launch a new deed restriction buy down/ down payment assistance program• Support member jurisdictions in affordable housing development projects and Prop 123 compliance• Work with member jurisdictions to identify priority historic preservation needs	Jan 1 2027 - Jan 1 2028
Phase III	<ul style="list-style-type: none">• Launch the new ADU incentive/aging in place program• Continue to administer deed restriction buy down/ down payment assistance program• Continue to support member jurisdictions in affordable housing development projects and Prop 123 compliance• Support member jurisdictions with sourcing grants for historic preservation projects	Jan 1 2028 - Jan 1 2029

MJHA 3-YEAR ACCOMPLISHMENTS

Year 1: 2026

- Uniform process for deed restriction administration across all member jurisdictions
- Funding secured and plan in place to launch new buy down program
- Research and stakeholder engagement on ADU incentive/aging in place program
- Comprehensive view of all affordable projects (either in process or in pipeline) across member jurisdictions and a clear set of support needs and roles/responsibilities defined

Year 2: 2027

- Successful launch of new buy down program
- Funding secured and plan in place to launch ADU incentive/aging in place program
- Ongoing administration of deed restrictions and support for affordable development projects and associated Prop 123 compliance across member jurisdictions
- Comprehensive identification of priority projects for historic preservation or adaptive reuse and associated capital needs across member jurisdictions

Year 3: 2028

- Successful launch of ADU incentive/aging in place program
- Ongoing administration of buy down program and other deed restrictions
- Ongoing administration of deed restrictions and support for affordable development projects and associated Prop 123 compliance across member jurisdictions
- Grants secured to support historic preservation projects across member jurisdictions

DRAFT 3-YEAR PRO FORMA - SCENARIO 1

Expenses	Year 1	Year 2	Year 3
OTP (Other Than Personnel)			
Supplies/Equipment	4,000	4,120	4,244
Travel/Conferences	9,000	9,270	9,548
Website/Tech Support	5,000	5,150	5,305
Legal/Accounting	50,000	5,000	5,150
Personnel			
Exec. Director Salary	150,000	154,500	159,135
Exec. Director Fringe	40,500	41,715	42,966
Grant Manager Salary	80,000	82,400	84,872
Grant Manager Fringe	21,600	22,248	22,915
Contractors/Consultants	24,000	24,720	25,462
TOTALS	384,100	395,623	407,492

Assumptions

- 3% inflation per year
- Fringe = 27% of salary
- 3 conferences per year at \$3K per conference
- Large investment in legal fees in year 1 for entity formation work
- Assumes 10-15 consulting/contracted hours per week at \$150/hour

DRAFT CONTRIBUTION TABLE- SCENARIO 1

Entity	Population	Pop % of Total	Year 1	Year 2	Year 3
Gilpin County	6,000	52%	199,292	205,271	211,429
Nederland	1,500	17%	66,034	68,015	70,056
Lyons	2,000	23%	88,046	90,687	93,408
Central City**	775	8%	30,728	31,650	32,599
TOTALS	10,405	100%	384,100	395,623	407,492

*Assumes Black Hawk is not a participating jurisdiction

**The population of Central City is included in the Gilpin County total

DRAFT 3-YEAR PRO FORMA - SCENARIO 2

Expenses	Year 1	Year 2	Year 3
OTP (Other Than Personnel)			
Supplies/Equipment	4,000	4,120	4,244
Travel/Conferences	9,000	9,270	9,548
Legal/Accounting	50,000	5,000	5,150
Personnel			
Contracted Exec. Director Salary	200,000	206,000	212,180
Additional Contractors/Consultants	24,000	24,720	25,462
TOTALS	287,000	295,610	304,478

Assumptions

- Removed website/tech support line item
- Assumes that the Executive Director is a contractor and there are no fringe costs, but the salary cost is higher
- Gets total budget to under \$300K

DRAFT CONTRIBUTION TABLE - SCENARIO 2

Entity	Population	Pop % of Total	Year 1	Year 2	Year 3
Gilpin County	6,000	52%	149,240	153,717	158,329
Nederland	1,500	17%	48,790	50,254	51,761
Lyons	2,000	23%	66,010	67,990	70,030
Central City**	775	8%	22,960	23,649	24,358
TOTALS	10,405	100%	287,000	295,610	304,478

*Assumes Black Hawk is not a participating jurisdiction

**The population of Central City is included in the Gilpin County total

REDUCED BUDGET: MJHA 3-YEAR ACCOMPLISHMENTS

Year 1: 2026

- Uniform process for deed restriction administration across all member jurisdictions
- Funding secured and plan in place to launch new buy down program
- Research and stakeholder engagement on ADU incentive/aging in place program
- ~~Comprehensive view of all affordable projects (either in process or in pipeline) across member jurisdictions and a clear set of support needs and roles/responsibilities defined~~

Year 2: 2027

- Successful launch of new buy down program
- Funding secured and plan in place to launch ADU incentive/aging in place program
- Ongoing administration of deed restrictions and support for affordable development projects and associated Prop 123 compliance across member jurisdictions
- ~~Comprehensive identification of priority projects for historic preservation or adaptive reuse and associated capital needs across member jurisdictions~~

Year 3: 2028

- Successful launch of ADU incentive/aging in place program
- Ongoing administration of buy down program and other deed restrictions
- Ongoing administration of deed restrictions and support for affordable development projects and associated Prop 123 compliance across member jurisdictions
- ~~Grants secured to support historic preservation projects across member jurisdictions~~

DISCUSSION:

- Initial reactions to priorities?
- Adjustments to budget assumptions?
- Initial reactions to contribution table?
- What are the key tradeoffs?
- What else?