

JANUARY 2026

PREPARED BY: CORE PLANNING GROUP

PEAK-TO-PEAK REGION

MULTIJURISDICTIONAL HOUSING AUTHORITY

FEASIBILITY STUDY: SUMMARY & RECOMMENDATIONS



AGENDA



**UNDERSTAND THE PROS AND CONS OF
FORMING A PEAK-TO-PEAK MJHA**



**COMPREHEND THE ACTION STEPS NEEDED
TO FORM A PEAK-TO-PEAK MJHA**



**PROVIDE GUIDANCE TO STAFF ON
DESIRED NEXT STEPS**

INTRODUCTION

PROJECT PURPOSE, PROCESS, AND SCOPE

KEY HOUSING CHALLENGES

PROPOSITION 123 - OPPORTUNITIES & CHALLENGES

MJHA- A REGIONAL APPROACH

IMPLEMENTATION PLAN RECOMMENDATION

KEY QUESTIONS & NEXT STEPS



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



PROJECT OVERVIEW

The goal of this project is to collaboratively address pressing housing market challenges by exploring a multi-jurisdictional housing authority to support the sustainable development and preservation of affordable and attainable housing

PURPOSE:

Evaluate the feasibility and benefits of establishing a multijurisdictional housing authority

PROCESS:

Engage key stakeholders through collaborative outreach including regular working group meetings with municipal stakeholders, working group sessions with elected officials and public workshops and discussion sessions.

SCOPE:

Design potential governance and operational structures and identify sustainable funding sources that reflect the needs and priorities of each participating jurisdiction and support the creation and long-term viability of the housing authority

KEY HOUSING CHALLENGES

Primarily driven by geographical constraints, rising housing costs, a housing stock dominated by single-unit detached homes, and a pronounced mismatch between where the workforce lives vs. where they work, which creates strain on the labor market, long commute times and workforce housing challenges that cross jurisdictional boundaries.

LIMITED DEVELOPABLE LAND

BARRIERS FOR SENIORS, WORKFORCE, AND RENTERS

LIMITED HOUSING DIVERSITY

WAGE GROWTH LAGGING HOUSING COSTS

LIVE/WORK MISMATCH

~\$300M/YR

**40% AFFORDABLE
HOUSING
SUPPORT FUND**

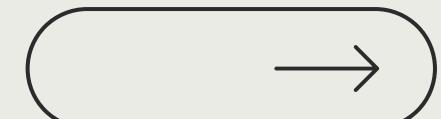
- Down payment assistance
- Mobile home programs
- New construction/acquisition/rehab
- Homelessness prevention
- Staff capacity for housing planning
- Fast track zoning, permitting, etc.
- Expedited development review

**60% AFFORDABLE
HOUSING
FINANCING FUND**

- Land banking and acquisition
- Grants
- Below market equity investments
- Low/middle income multifamily development
- Concessional debt
- Support for modular building

PROPOSITION 123

Proposition 123 is a Colorado voter-approved measure that dedicates a portion of the state's existing income tax revenue to create a long-term, reliable funding source for affordable housing. The measure directs hundreds of millions of dollars annually to support affordable housing, homeownership opportunities, and homelessness prevention across the state. Funds are administered through state housing agencies and prioritized for projects that serve low- and moderate-income Coloradans, including workforce, senior, and supportive housing.



- Dedicated state-wide funding streams to support housing efforts, including a MJHA
- Funding both for staff capacity and program development and for capital investments
- Very high administrative and compliance burden
- Requires concrete, quantitative unit development commitments
- Funding prioritized for the most impactful projects, encouraging scale



OPPORTUNITIES CHALLENGES



WHY MJHA?



Housing challenges cross jurisdictional lines



Fragmented programs limit effectiveness



Regional scale improves capacity and funding access



WHAT IS A MJHA?

A separate governmental entity formed under C.R.S. 29-1-204-5
via an Intergovernmental Agreement (IGA)



REGIONAL ENTITY FOCUSED ON AFFORDABLE & WORKFORCE HOUSING

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

INDEPENDENTLY GOVERNED

Governed by a Board of Directors with a designated financial officers and department of revenue liaison

OFFERS SCALE & IMPROVED FUNDING ACCESS

Has the power to issue bonds, levy taxes and collect development impact fees with funding from participant jurisdictions and federal, state and local grant programs.

COLORADO CASE STUDIES



Chaffee County Housing Authority



Southeast Colorado Economic Development



Clear Creek County Housing Authority



LESSONS LEARNED...

Balance regional scale with local autonomy and priorities

Don't underfund the effort

Have concrete, quick wins to gain trust



WHY THIS MATTERS...



One regional point of coordination



Improved funding competitiveness



Clarity and transparency for residents



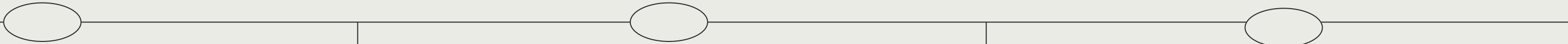
Ability to innovate with additional capacity



Relieve administration and compliance burden

BIGGEST RISKS

The critical issue is to balance regional collaboration and cohesive strategies with local autonomy and priorities



UNDERFUNDING LEADS TO UNDERPERFORMANCE

If the entity is formed on a shoestring budget, it may be difficult to make real progress and show value, but practical budgetary concerns have to be considered

STAFFING CHALLENGES

It can be difficult to find high quality staff for niche positions in rural areas (i.e. challenges that Clear Creek County MJHA has had with finding an executive director)

IMMEDIATE TANGIBLE BENEFIT TO THE PUBLIC

Housing development projects and large grant funding can take time and the immediate benefit may not be as tangible to the public

WHERE TO GO FROM HERE...

If elected officials support the creation of a MJHA, the next step is to agree on a funding structure and negotiate an IGA, ideally before budgets for 2027 are finalized.

DEVELOP & APPROVE BUDGET FOR 2027

**FINALIZE & APPROVE
INTERGOVERNMENTAL AGREEMENT**

**APPOINT BOARD OF
DIRECTORS**

HIRE STAFF

**APPLY FOR FIRST YEAR GRANT FUNDING TO
SUPPORT PROGRAM LAUNCH**

DRAFT BUDGET

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

WHAT DOES THAT GET YOU....

Committing general fund dollars to creating and participating in the MJHA will allow each participating jurisdiction to.....



LAUNCH & FUND INNOVATIVE HOUSING PROGRAMS

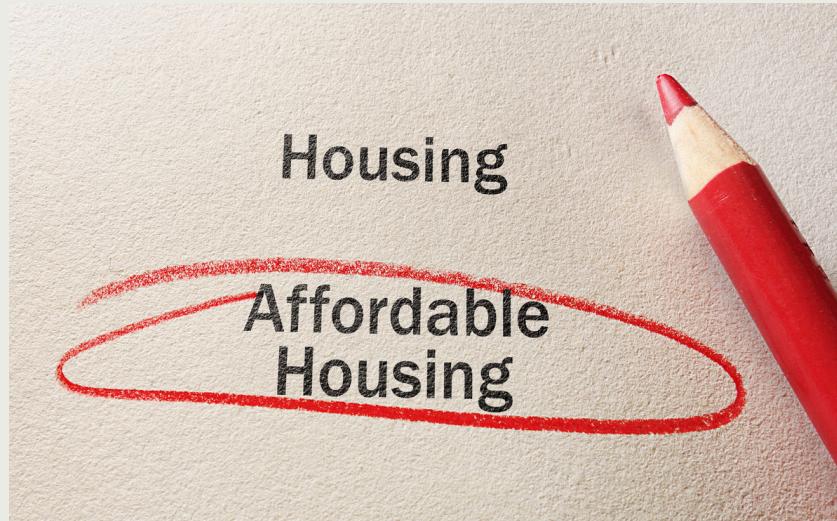
Within 3 years, launch and fund innovative housing programs, such as down payment assistance programs, deed restriction programs, ADU incentives and age in place programs

EFFECTIVELY MANAGE PROP 123 COMMITMENTS

Within the first year, transfer ownership of all prop 123 compliance and reporting to MJHA, relieving staff capacity

HAVE UNIFORM PROCESSES & PROCEDURES

Within the first year, develop uniform deed restriction procedures, code update processes, and program administration policies with unified marketing materials and clear and transparent access for residents



DISCUSSION



What are the biggest barriers to moving this forward?



What additional information might you still need?



Are there other competing priorities?

