PUBLIC NOTICE OF MEETING

SUMMIT COMBINED HOUSING AUTHORITY

BOARD MEETING AGENDA December 15, 2025 1:00pm – 2:00pm

Virtual Only - Microsoft Teams Meeting ID 26775844733, passcode mh3xA6fW

- I. CALL TO ORDER
- II. ROLL CALL AND INTRODUCTIONS
- III. PUBLIC COMMENTS
- IV. CONSENT AGENDA & MINUTES
 - Meeting Agenda
 - Meeting Minutes November 17, 2025
- V. NEW BUSINESS
 - Public Hearing: Summit Combined Housing Authority Proposed Budget
 - A Resolution to Approve the SCHA 2025 Budget
 - A Resolution for Budget Appropriation for 2026
 - A Resolution to Appoint new SCHA Board Officers
 - A Resolution Approving Grant Submission to DOLA for the Housing Planning Grant
- VI. CONTINUING BUSINESS
 - Sales Tax Report through October collections
 - Board Retreat has been scheduled for February 12th, 11:45 (for lunch) until 4pm.
 - Revised 2026 Meeting Schedule
- VII. OTHER BUSINESS
- VIII. EXECUTIVE SESSION
- IX. ADJOURNMENT

^{*}Please note agendas are subject to change

MINUTES

SUMMIT COMBINED HOUSING AUTHORITY

BOARD MEETING AGENDA
November 17th, 2025
1:00pm – 3:00pm
SCHA Office – 331 W. Main Street, Frisco CO

I. CALL TO ORDER

• SCHA Board Chair, Tom Fisher called the meeting of November 17th, 2025, to order at 1:03pm.

II. ROLL CALL AND INTRODUCTIONS

- Board Members and Alternates:
 - In person: John Crone, Tom Fisher, Lina Lesmes, Mark Leidal, Nathan Johnson, Brandon Howes, Shannon Haynes
 - Virtual: Brandon Howes, Darci Henning and Laurie Best
- SCHA Staff: Corrie Burr, James Kennelly, Karl Hanlon
- Public: none

III. PUBLIC COMMENTS

• Tom Fisher opened the public comment period. No public comment.

IV. CONSENT AGENDA & MINUTES

• Tom Fisher called for a motion to approve the 11/17/2025 meeting agenda and 9/22/2025 meeting minutes. Tom Fisher called the motion, Nathan Johnson seconded. All approved the agenda and meeting minutes.

V. NEW BUSINESS

 Rental Study Survey Results – brief survey results presentation with Sarah McLain / Western Space

Phase 2 of rental study – survey results

- Phase 1 market analysis looking at rental market (rents, vacancies)
- Where are less served groups among renters?

Surveyed Market rate and deed restricted with 390 counted responses

Phase 2 validated many aspects of the market research presented in Phase 1

- Limited 2-3 bedroom inventory for deed-restricted units
- Identified family housing gap
- 80-100% AMI is cost burdened and minimal supply of units

Cost burdened metric can be challenging with respect to AMI benchmarks in Summit County

Rental Displacement not quite as high as home sale displacement

This is an area we could dig deeper in the future.

Questions / Comments from the Board

Tom Fisher asked what the goal of the study was, and if it was accomplished? Corrie responded that it was to see if recent workforce housing rentals have had an impact on the rental need and what, if any, effect it has had on naturally-occurring workforce rentals or market-rate rentals. The study confirmed that 30% of gross income spent on housing as a benchmark is not working in Summit County and is not accurate. The percentage is much higher. Lina Lesmes also said the study came about when the USFS project was happening which was trying to target 80 to 100% AMI

Shannon Haynes asked if we thought we were capturing the full impact of Smith Ranch Apartments and Vista Verde in this study? Corrie stated that most of the data went back 5-years, so it is possible the impact is not fully reached. Also, there is some though that respondents might not have realized they were living in workforce housing. The questions were phrased to assist with knowing this aspect, but there could be some cross over between market and workforce depending on how people responded. The group agreed it is hard to hear that we need to do more when we are already doing so much and that it is almost impossible to produce lower-priced rental housing without LIHTC.

Shannon Haynes also asked what we would be doing with the study. Corrie stated the study results would be posted to the SCHA website for public review along with using this as a guide for any upcoming proposed rental project, either public or private. This is a great tool to know what area has the highest need. It helps focus our dollars on established needs.

Audit Report Review

Corrie reviewed the highlights of the 2024 Financial Audit completed by McMahan and Associates. There were no discrepancies or actions needed per the auditors.

Net income in the audit is artificially inflated due to the extra investment from towns to purchase the commercial space for the SCHA office in 2024. The additional \$540,000 of income was then immediately used to purchase 331 W. Main space in Frisco, and the asset is shown on the Statement of Net Position. The Breck Terrace entries to accrue the income to SCHA and the expense to TOB are on the final financials. The only expense that was over is office expense due to office furniture. The previous SCHA CPA had accounted for the furniture in FFE on the Statement of Net Position, but the

- auditors moved most of that expense back to the Revenue & Expense statement. The threshold for furniture is any item over \$5,000.
- Tom Fisher called for a motion to approve the 2024 Financial Audit- Lina Lesmes motioned to approve the Audit, Nathan Johnson 2nd the motion. All approved, none opposed. Motion to approve the 2024 Financial Audit passes.
- The Audit will be posted on the SCHA website.

2026 DRAFT Budget Review (including proposal to update for SB24-174 HNA requirements)

Corrie reviewed the 2026 Draft budget for SCHA. The Town / County sales tax disbursements match the actual budgets for each entity this year with the retained percentages only shifting slightly between Frisco and Silverthorne. Overall expenses have increased 8.5% from 2025 budget, but a more accurate increase is 23% considering there was an extra \$12,000 / month retained in 2025 to bring the reserves back up to 6-months of operating. Most of this expense increase is attributed to higher healthcare costs and the addition of the Housing Needs Assessment update that is required in 2026 to meet SB24-174 requirements.

Highlights to the 2025 projected and 2026 proposed

- There was a 2024 software expense of \$7425 that was paid and accounted for in 2025 that has made the software expense over budget.
- Sales Tax Retained Percentages have shifted slightly for 2026 based on the IGA requirements of actual sales tax collected in each entity from September 2024 through August of 2025.
- o 2025 expenses will be over budget due mostly to the following expenses:
 - SC Gov changes with healthcare mid-year
 - Approved the rental Housing Needs assessment after budget approval
- Office cleaning and lottery expenses should have been budgeted higher in 2025, so this appears to be over budget, but was really inadequate budgeting.
- SCHA is no longer able to reimburse admin costs from the DOH account for monthly servicing, so this income will not happen in 2025. It has been removed from the 2026 budget. We still have 25 DOH loans we now service for free. We will need to discuss what to do with this fund in 2026 and if it is appropriate to move it to a project or simply give it back to DOH.
- While increase looks like 8%, as stated in the staff report, it is more like a 20% increase.

- The Board did not request any changes to the proposed budget. The Board requested a virtual meeting on December 15th to review and potentially approve the 2026 SCHA budget. SCHA staff will submit the public notice to the paper and post the proposed budget on the website starting the first week of December.
- Corrie briefly reviewed the Loan budget (SRLF, HDG and DOH loan programs) with the 2025 financials.

• 2026 Meeting Schedule (including Board Retreat option)

- The Board reviewed the proposed meeting schedule along with the request for a strategic, moderated retreat.
 - Corrie will send out a poll to schedule the retreat in January of February.
 - All entities are closed for MLK day, so no meeting on January 19th.
 - No thoughts on a moderator Corrie recommended Sarah McLean as she is recently familiar with the entity and has moderated other meetings for partner entities.
 - Nathan request am or pm not middle of day

2026 Board Officer discussion

Corrie presented the current officers and asked for discussion on changes for 2026. John Crone stated he would accept the position of Chair for the Board for 2026. In the past with officer designation, each entity moves down to retain continuity of the Board. Therefore, Tom Fisher moves to Vice Chair, Shannon Haynes will move to Secretary and Mark Leidal will move to Treasurer. Shannon looked at the position requirement in the IGA and positions must be held by a Director therefore, Lina Lesmes did not qualify for a position as she is currently participating as an alternate Board member.

- Director List
 - Keystone requested to change the alternate to "Designated Staff Member"
 - Silverthorne requested this change
 - Breckenridge requested this change
- The question was raised concerning participation from the Town of Montezuma. Karl will research this for a future meeting.

VI. CONTINUING BUSINESS

Town and County Updates were provided in written form for this meeting.

Town of Breckenridge

- Runway Neighborhood The Town Council authorized our developer partner to begin construction. Infrastructure and site work for the first phase of Runway which includes 81 units is underway. This includes thirty 2- and 3-bedroom townhomes, twenty 3-bedroom duplexes, four 3-bedroom Single Family Cottages, and twenty seven 3- and 4-bedroom Single Family Homes that can also accommodate an ADU. Seventy-seven of the units will be subject to a full appreciation capped deed restriction, but four of the large single family homes will be subject only to a lite deed restriction (employee occupancy but no appreciation cap). The target AMIs that this project will serve range from 85% AMI up to 160% AMI. (\$351,000 up to over \$1million for deed restriction lite). The developer is currently working with Town staff and our third-party owner's rep on finalizing the vertical budget which will be reviewed with Council in early 2026. At that time, Council will decide to proceed with first phase vertical construction or to pause depending on the final costs and market conditions. These units would be delivered starting in early 2027 through 2029.
- Stables Village Stables Village is 85% complete with 43 of the homes occupied, 3 closings scheduled in November, and the final 15 closings scheduled between December 2025 and April 2026. The neighborhood includes single family homes, duplexes, and townhomes that are net zero and carbon neutral. Similar to the Runway Neighborhood, the Town paid for the infrastructure and the developer is funding the vertical construction with a per door gap subsidy of \$70K from the Town. Some grant funding was available for the net zero component. Sale prices vary between \$381K up to \$800K.
- Highlands at Riverfront Development of Highlands Riverfront Neighborhood is underway. This was a 2008 annexation and pursuant to the annexation agreement the developer (which is now Breck Lands) will build a total of 105 deed restricted units (54 at 100% AMI, 38 @ 125% AMI, 11 @ 150% AMI, and 2 @ 180% AMI) and up to 57 market rate units. The bulk of the restricted units will be 'for sale' including some duplexes, condos, and approximately 40 apartments. The buildout will occur over several years, but the developer is moving quickly and we expect close to 20 of the deed restricted duplexes will be closed and occupied before the end of the year. The project is structured such that the developer can sell the market rate homes (primarily duplexes along the river) as deed restricted units are completed. There is no lottery for these units and interested parties must reach out to the developer

- Vista Verde

Vista Verde II-workforce (172 apartments) opened in the fall of 2024 and reached stabilization in spring 2025. This includes 86 apartments at 80% AMI, 69 apartments at 120% AMI, and 17 uncapped apartments.

Vista Verde 1 (80 apartments) serves 30%, 50%, and 60% AMI opened in late 2022. In 2024 Vista Verde was awarded the 2024 Charles L. Edson Tax Credit Excellence Award (Edson Award) in the Green and Healthy Housing category.

Town of Breckenridge Housing Blueprint/Pipeline-This plan adopted in 2022 established an annual goal of 150-200 new deed restricted properties per year in the Upper Blue Basin.
 Staff has tracked the annual increase within the Upper Blue since 2022 as follows: 95 units

in 2023, 268 in 2024, 93 in 2025, 114 projected in 2026, and 129 projected in 2027. This plan will be updated in 2026, specifically to identify unserved populations, establish better metrics of success, and identify strategies/pipeline going forward.

- Housing Helps and Buy Downs These programs have slowed slightly in 2025, but continue to be very cost-effective programs. To date in 2025 the Town has deed restricted 20 properties through housing helps (average subsidy \$105K/unit) and has sold 2 buy down properties (average subsidy of \$265K/unit). The Towns goal/budget is 20 HHs per year and 10 BDs per year. Since the programs were launched, almost 200 units have been preserved.
- ADU Policies-Staff is working on an ADU policy now in anticipation of the Runway
 Neighborhood which includes 27 single family homes that will be sold with an ADU-ready
 space above the garage. The goal is to incentive as many ADU build outs as possible while
 balancing the affordability of the units. Staff expects to discuss options with the Council in
 December.

Town of Dillon

Shared Equity program for Town Employees

Town of Frisco

- 101 W. Main Street: NHP was awarded an additional \$2 million grant from the State Housing Board to supplement their LIHTC financing.
- 602 Galena Street: framing is moving fast for those who haven't seen it!

Town of Keystone

Town of Silverthorne

- Housing Manager position has been filled by Vicente Kemp Lobo.
- Housing Helps 7 properties added to the program in 2025 so far, there is capacity for 1-2 more before EOY, otherwise funds will be rolled into the 2026 budget.
- CUP Application for the former Days Inn is pending though there has not been any progress recently.
- Town Staff have received approval from Town Council to place light deed restrictions on each of the Town's owned housing units. These are currently being leased to employees of the Town and the covenants will be placed on the units on a future date.

Town Council has directed Staff to work on a program to assist locals in need of housing assistance in lieu of supporting the Blue River Apartments Extension Agreement – Staff would like to understand the capacity of SCHA to administer such a program.

Summit County

Lake Hill

- The County issued an RFQ and RFP requesting qualifications and proposals from prospective development teams for the Lake Hill Neighborhood in January and in April. Staff interviewed 2 firms. Neither proposal appears to be feasible due to high subsidy requests.

USFS Administrative Site

- The project may consist of 162 rental apartments in 6 three-story buildings
- The USFS and the County signed a Ground Lease for the property on September 27, 2023. Due to concerns over some of the terms of the ground lease, the County is working on assigning the lease to a developer to finance and construct the project.

Nellie's Neighborhood

- 14 for-ownership units located on Miners Creek Road near Frisco. All units are occupied. The cabin that exists is being remodeled and will be used as employee housing for 3 years.

Soda Creek - Habitat for Humanity Partnership

- Summit County purchased this Summit Cove property in 2010 with the intent to develop workforce housing and has given it to Summit County Habitat for Humanity to develop.
- The rezoning and site plan were reviewed in 2023. The site plan to be re-approved in 2025.
- The MOU for development of the property was extended to July of 2026, with the intent of beginning construction of the project in 2026. Habitat is looking for additional funding partners.

Housing Helps

- In 2024, 28 units closed at a program cost of approximately \$2.73 million. In 2025, 34 units have closed at a program cost of \$1,699,000.
- The County has cost-sharing partnerships with the local municipalities: Breckenridge, Frisco, Silverthorne, and Dillon.
- In 2026, the County may consider expanding the program.

580 Silverthorne Lane Apartments - Silverthorne

- The County has leased the property and converted it to affordable rentals since 2023. The current lease terminates on June 30, 2026. The County will not be renewing the lease due to building maintenance concerns, safety concerns for the tenants, and the high annual subsidy.
- The County is working on a rental assistance package to help with the transition for the tenants.

Alpine Inn Apartments – 105 Lusher Court, Frisco

- The master lease has been extended a fourth time, now terminating on June 30, 2026.
- All of the rooms continue to be occupied.
- The annual subsidy is approximately \$479,000, taking into account master lease payments to the property owner and operating income and expenses.

Wayside / LOGE Hotel - Breckenridge

- There are 38 units on the site and are split between the Town of Breckenridge and County. The units share a common kitchen and common eating space.
- Corum provides property management for the site.
- The Town and County began the annexation and zoning process in 2025, but then suspended it to a future unidentified date.

Bristlecone Apartments - Silverthorne

- Building owned by Summit County, there are 8 units leased to full-time employees.
- In 2025, the County completed a reroofing, residing, and repaving project at the property.

ADU Stock Plans and Grant Program

- The ADU stock plans have been finalized and are available on the County's website.
- The ADU Grant Program provides subsidies for up to 25% of cost of construction.
- To date, 3 grant agreements have been signed for the grant program.

Prop 123 AMI Waiver Petition

- The County has begun to tally its unit counts. The County's 3% per year commitment results in 59 units by December 31, 2026.
- DOLA has so far approved 53 County-controlled units to meet our commitment.

In addition, the following verbal updates were provided to the group

Town of Keystone – John Crone shared that TOK is finishing up first needs assessment and close to closing on the 6-acre parcel where their town building sits.

Summit County— Lina said they are reviewing budgets and projects, master leases, and funded programs. Nothing is being discontinued, but their priority projects are the U.S. Forest Service and Soda Creek. They are exploring assigning the U.S. Forest Service lease to a developer to build the project.

Town of Frisco—Katie mentioned 602 Galena is going vertical, they closed on the land banking grant for Prop123, and housing covenants are still moving forward. TOF is scaling back on their programs in anticipation of additional hidden expenses related to upcoming builds.

Town of Silverthorne—Mark Leidal shared that they hired a housing manager with a finance background; Vicente was introduced to the Board.

Town of Dillon— Nathan said no major updates but noted ongoing collaboration with the County on the Housing Helps program and the Shared Equity program that was approved by Council for Town Staff and is being administered by Impact Development Fund.

Town of Breckenridge—Darci said TOB met their Housing Helps goal for the year (20 homes) and came in under budget. Runway infrastructure has been launched. Stables Village will be fully occupied by spring 2026. A CHFA tour is scheduled with the County for October 2 to showcase CHFA-sponsored projects (Vista Verde and Smith Ranch

Apartments). Shannon added that Runway infrastructure is progressing, but council must approve the budget in January before going vertically. They did push out the building of phase 2 for future years because of other financial obligations within the town. Breckenridge is updating everything next year...the 5-year housing plan and comprehensive plan

SCHA

- Town of Breckenridge and SCHA teamed up to present Pathway to Homeownership with a Spanish session and English session (separate dates). We have 40 to 50+ people attend with a Realtor and Lender presentation included. This was to help people understand ways to prepare to purchase a home in Summit County. This course will be offered quarterly in 2026 with options to work with local businesses and municipalities for staff presentations.
- Loans have slowed down a bit with a few each month, but property sales are still consistent and busy.
- SCHA will be applying for the Housing Planning Grant (HLPN), Round 3 to assist with the HNA update needed to fulfill the State requirements. The grant requires a local 25% match, so with the current estimate, we can apply for approximately \$45,000.
- Sarah and Corrie traveled to Eagle County to meet with the Housing Department staff for Eagle County and Town of Vail to review some of the enhancements we have put into place this year in the software program.
- Corrie is now the President of the Colorado Midland HOA and Vice President of the West Frisco Gateway Master Association. At least we will be aware of any HOA needs and changes. The HOA manager for the Colorado Midland HOA (our building) is retiring at the end of this year. Tara (upstairs owner) and I are proposing self-management for 2026. It is a fairly simple HOA with only 3 units. The current HOA manager has agreed to do our financials with Tara preparing the tax documents (she is a CPA).
 - SCHA Financials Corrie share that the 2025 Financial documents are now arriving on a monthly basis to be included for the board. The financials are current through September 2025 and included in the packet. No questions on financials since a thorough review of 2025 actuals and projected was done during the draft budget review.
 - SCHA Sales Tax Report Corrie shared the sales tax report for January 2025 September 2025, noting that it has not changed significantly since June, still under budget on annual collection.

VII. OTHER BUSINESS

Corrie requested Board approval to apply for the Housing Planning Grant to help fund the Housing Needs Assessment update requirement for SB24-174. Round 3 of the grant is open now and remains open until December 3rd. The estimate from Root Policy is \$59,000 with an option to add Housing Action Plans for each jurisdiction with a cost of \$20,000 to \$25,000 per jurisdiction. The estimate of \$59,000 includes \$18,000 to update existing market data to show new housing production since 2022 and expectations of pipeline units. The Board approved for the Executive Director to apply for the Housing Planning Grant in Round 3 (or Round 4, if necessary, due to timing) for up to 75% of the project estimate. A Resolution will be reviewed at the December meeting and letters of participation and support might be needed if the grant is awarded.

VIII. EXECUTIVE SESSION – not necessary

IX. ADJOURNMENT

Tom Fisher requested a motion to adjourn which was called by Shannon Haynes and 2^{nd} by Lina Lesmes. The meeting adjourned at 2:58 p.m.





Ad #: IIRbBdxJL0dLsX3GjM7Z Customer: vickie lewis

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Summit County Journal and Summit Daily News, that the same weekly newspaper printed, in whole or in part and published in the County of Summit, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Summit for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 5 Dec 2025 in the issue of said newspaper. That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$39.16

Edmar Corachia

(Signed

VERIFICATION

State of Florida County of Orange



PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 732409 Expires on October 19, 2029

Subscribed in my presence and sworn to before me on this: 12/05/2025

Notary Public

Notarized remotely online using communication technology via Proof.

SUMMIT COMBINED HOUSING AUTHORITY PUBLIC NOTICE

Pursuant to the authority granted to the Summit Combined Housing Authority under Title 29, Article 1, Part 1 of the Colorado Revised Statutes §29-1-106, the Summit Combined Housing Authority has proposed the Annual Budget for the fiscal year 2026 for review and adoption by its Board of Directors at a public meeting on December 15th at 1 p.m.

The entire text, including all proposed appropriations and expenditures, of the proposed Summit Combined Housing Authority Annual Budget for the fiscal year 2026 is available for public inspection during normal business hours at the Summit Combined Housing Authority office, located at 331 W. Main Street, Unit 100, Frisco, Colorado 80443 or at www.summithousing.us. Please email info@summithousing.us to schedule an appointment to review the budget.

Pursuant to CaR.S. §29-1-107, any interested registered, qualified elector of Summit County may file or present any objections to the proposed Summit Combined Housing Authority Annual Budget at any time prior to the final adoption of such proposed budget on December 15th by the Summit Combined Housing Authority Board of Directors.

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025.

Legal Notices

MONDAY-FRIDAY 8:00AM TO 4:00PM

LEGALS@SUMMITCOUNTYJOURNAL.COM



BOARD OF COUNTY COMMISSIONERS REGULAR

970.453.3414 ph nitCountyCO.gov

208 East Lincoln Ave. | PO Box 68

BOARD OF COUNTY COMMISSIONERS REGULAR MEETING AGENDA Tuesday, December 9, 2025 at 1:00 PM

Attend in person at: County Commissioners Meeting Room; Summit County Courthouse 3rd Floor 208 Lincoln Avenue, Breckenridge, Colorado

Attend virtually by registering in advance at: https://us02web.zoom.us/webinar/register/WN_7cQq6r11RyqZbbqP7HE9WA After registering, you will receive a confirmation email with login informati

- CALL TO ORDER
- ROLL CALL
- IV. CITIZEN COMMENT
- CONSENT
- Approval of 11/18/25 Special Meeting Minutes
- B. C. D. Approval of 11/25/25 Regular Meeting Minutes Warrant List 11/01/25-11/30/25
- Approval to Accept a Real Property Donation of Lees Lakeshore Resub Lot 2R Block 1 (Open Space and Trails, Lower Blue Basin)
- Speake and it inters, cowert britter baseling. Resolution Memorializing Summit County's Support for Electric Motor Vehicle Charging Systems and Opting Out of The Regulatory Permitting Process Established by HB 24-1173 Soda Creek MOU 2nd Amendment. E.
- Approval to Exercise Option Agreement to Acquire Sunnyslope Sub Lots 30 and 31 (Open Space & Trails, Upper Blue Basin)

- PUBLIC HEARING

 A. Adoption of the 2026 Budget

 B. Appropriation of Funds for Calendar Year 2026

 C. Mill Levy Certification for 2026

 D. 2025 Q3 Budget Amendment
- VII ADJOURNMENT



If you require accessible versions of meeting materials, please contact accessibility@summitcountyco.gov PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025.

NOTICE OF PUBLIC HEARING Huron Landing Authority 2026 Budget 2026 Capital Improvements

Notice is hereby given that a public hearing on the 2026 Budget and the 2026 Capital Improvements will be held by the Huron Landing Authority Board at its regular meeting on Wednesday, December 10, 2025, at 10.00 AM. writually on Microsoft Teams, meeting ID: 225 98.86 437 7 Passcode: J4(968BU or by calling in at 872-242-9880 phone conference ID: 935 238 6918 https://leams.microsoft.com/limetupoin/19/53amenting_172543MicroSoftActivityNot/OrivalMVMM grintyNitYCOMpcSMVM/visidemed.v20/oronte-16/570/6221/e/3/62/2066-00/521/9/3/62/2066-00/521/9/3/62/2066-00/521/9/3/62/2066-00/521/9/3/62/2066-00/521/9/3/62/2066-00/529/62/2066-00/5066-00/52/2066-00/5066-00/52/2066-00/5066-00/52/2066-00/5066-00/52/2066-00/506

Copies of the proposed Budget and Capital Improvements are available in the Town Housing Office of the Town of Breckenridge, 130 Ski Hill Road Suit 205, Breckenridge CO 80424 or online at www. townofbreckenridge.com. Any interested elector of the Town of Breckenridge and Summit County may file or register any comments or objections to the proposed budget and capital improvements at any time prior to final adoption.

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025

LEGAL **NOTICES** Keeping our elected officials accountable since the beginning of time. All public notices are also online publicnoticecolorado.com

Estate of JOAN DANIELS MANLEY, a/k/a JOAN D. MANLEY and JOAN MANLEY HOULTON, Deceased

CASE NUMBER: 2025PR30053

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Summit County, Colorado on or before April 12 2026, or the claims may be forever barred.

KELLY SHORT LLOYD, Personal Representative c/o Felice F. Huntley Huntley & Associates PC P.O. Box 58 Breckenridge, CO 80424

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025, FRIDAY, DECEMBER 12, 2025 AND FRIDAY, DECEMBER 19, 2025.

NOTICE OF FINAL PAYMENT

NOTICE OF FINAL PAYMENT

NOTICE IS HEREBY GIVEN that the Silverthorne
Dillon Joint Sewer Authority will make final
payment to CRW. Inc. for all work done by said
contractor for the Blue River Wastewater WWTP
Roof Replacement Project Phase 1 located within
the Town of Silverthorne, Colorado. Any person,
co-partner, association of persons, company or
corporation that has furnished labor, materials,
or subcontractors in or about the performance of
the work contracted to be done and whose or
the work contracted to go the contractor, in
time of final settlement for work contracted to be
done, is required to file a verified statement of the
amount due and unpaid on account of such claim
to the Town of Silverthorne, Colorado on or before
4.00 pm, December 19, 2025. Failuire on the part
of any claimant to file such verified statement of
claim prior to such final settlement will release the
Joint Sewer Authority, Town of Silverthorne, its Town
Council, officers, agents and employees of and from
all itability for such claim.

Jason Kruckeberg
OPS Superintendent
Silverthorne Dillon Joint Sewer Authority
P O Box 1309
Silverthorne, CO 80498
(970) 468-6152
Fmail: Ikruckeberg @ silverthorne org

(970) 468-6152 Fmail: jkruckeberg@silverthorne.org PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, NOVEMBER 28, 2025 AND FRIDAY, DECEMBER 5, 2025.

TOWN OF BLUE RIVER NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Board of
Trustees of the Town of Blue River, Colorado, will
conduct a Public Hearing on Tuesday, December
200 and South Conduction of Tuesday, December
201 and Tuesday, Dec

ROAD EASEMENTS FOR SUCH PURPOSES.

The Public Hearing will be held during the Board of Trustees' Regular Meeting at 0110 Whispering Pines Circle, Blue River, CO 80424, on December 16, 2025, beginning at 5.00 pm. Citizens wishing to speak during the Public Hearing must attend the Public Hearing in person. Although the Town and provide remote access to the Regular Meeting may provide remote access to the Regular Meeting and Islen to the Regular Meeting and Islen to the Regular Meeting and the Public Hearing to the extent the Internet, technology, and islen to the Regular Meeting and the Public Hearing to the extent the Internet, technology, and islen to the Regular Meeting and the Public Hearing to the extent the Internet, technology, and slicent to the Regular Meeting and the Public Hearing to the extent the Internet, technology, and slicent to the Regular Meeting and the Public Hearing to the East School of the Control of the Public Hearing to the School of the Control of the Public Hearing to the School of the Control of the Public Hearing to the School of the Public Hearing to the Public Hearing to the School of the Public Hea

Copies of Ordinance No. 2025-10 are available for inspection upon request at Blue River Town Hall and also posted on the Town's website: https:// townofblueriver.colorado.gov.
PUBLISHED IN THE SUMMIT COUNTY JOURNAL
ON FRIDAY, DECEMBER 5, 2025.

SUMMIT COMBINED HOUSING AUTHORITY PUBLIC NOTICE

Pursuant to the authority granted to the Summit Combined Housing Authority under Title 29, Article 1, Part 1 of the Colorado Revised Statutes \$29-1-106, the Summit Combined Housing Authority has proposed the Annual Budget for the fiscal year 202 for review and adoption by its Board of Directors at public meeting on December 15th at 1 p.m.

The entire text, including all proposed appropriations and expenditures, of the proposed Summit Combined Housing Authority Annual Budget for the fiscal year 2026 is available for public inspection during normal business hours at the Summit Combined Housing Authority office, located at 331 with Main Street, Unit 10.0 Frisco, Colorado 80443 or at www.summithousing.us. Please email info@summithousing.us to schedule an appointment to review the budget.

Pursuant to C.R.S. \$29-1-107, any interested registered, qualified elector of Summit County may file or present any objections to the proposed Summit Combined Housing Authority Annual Budget at any time prior to the final adoption of such proposed budget on Coember 15th by the Summit Combined Housing Authority Board of Directors.

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025.

SUMMIT COUNTY GOVERNMENT PUBLIC NOTICE

In accordance with the notice provisions contained in 38-26-107 CRS, Summit County, State of Colorado, has established December 19, 2025 as the date of final settlement with Fiore & Sons, Inc., general contractor for the Summit County Resorded Construction Park (SCRAP) Compost Pad Constructio and Road and Bridge Pad Relocation Project situated in Summit County, Colorado.

Claims containing a verified statement of the amounts due and unpaid must be in the form of a written afficiavit and must be received by David Reynolds, Summit County Finance Director, 208 E. Lincoln Ave., PO Box 68, Breckenridge, CO 50424, or or before 5:00 p.m. on the final settlement date

For further information, please contact David Reynolds at (970) 453-3434

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025 AND FRIDAY, DECEMBER 12, 2025.

DISTRICT COURT, SUMMIT COUNTY, District Court, Summit County Colorado
Summit County, Colorado
501 N. Park Avenue
P.O. Box 185 Breckenridge, CO 80424 Telephone Number (970) 453-2272

Plaintiff(s: Campbell Construction, LLC

Defendant(s): Ziad S. Dalal

Attorney or Party Without Attorney (Name and Address): Law Offices of Steven W. Watkins, LLC Steven W. Watkins, LLC Steven W. Watkins, #27532 7448 S. Krameria St. Centennial. CO 80112 Phone Number: (720) 334-2432 E-mail: steve@ goldenconstructionlaw.com Division R Courtroom

SUMMONS BY PUBLICATION

THE PEOPLE OF THE STATE OF COLORADO

Case Number: 2025CV30060

TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend against the claims of the complaint [petition] filed with the court in this action, by filing response. You are required to file your answer or other responses You are required to file your answer or other response within 35 days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication A copy of the Complaint may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint in writing within 35 days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint without further notice.

This is an action : for Breach of Contract, Unjust Enrichment and Mechanics' Lien Foreclosure for property located at 227 Wild Irishman Rd, Keystone CO 80435 ed: November 4, 2025

Published in the Summit County Journal. First Publication: November 7, 2025. Last Publication: December 5, 2025.

(st. Steven W. Walkins)
Attorney for Plaintiff(st) Petitioner(s)
PUBLISHED IN THE SUMMIT COUNTY JOURNAL
ON FRIDAY, NOVEMBER 7, 2025, FRIDAY,
NOVEMBER 14, 2025, FRIDAY, NOVEMBER 21,
2025, FRIDAY, NOVEMBER 28, 2025 AND FRIDAY,
DECEMBER 5, 2025.

Boulder County District Court 1777 6th Street Boulder, CO 80302

Plaintiff: MARTE JOHANNESSEN,

v. Defendants: JOSEPH MORREALE MD, L.L.C. d/b/a
MOUNTAINVIEW SPINE CENTER, a Colorado limited liability company, and JOSEPH MORREALE, individually

Case No. 2023CV30798 Division/Courtroom: 3

NOTICE OF LEVY AND SEIZURE

Notice is hereby given that on September 22, 2025, an Amended Winf of Execution was issued out of this Court directing the Sheriff of the South was sused out of this Court directing the Sheriff of the Court of Summit, State of Colorado Service of Summit, State of Colorado Service of Summit, State of Colorado Service of Summit did lay upon, seize and take into possession the following real estate situated in the Courtly of Summit, State of Colorado to wit:

Unit 241, The Gateway, a Condominium Community, according to the Declarations recorded September 24, 1989 under Reception Not. 606 162 September 24, 1989 under Reception Not the Condominium Map recorded December 8, 1999 under Reception No. 612669 and any and all amendments thereto, County of Summit, State of Colorado.

Commonly known as: 23110 US Highway 6, Unit 241, Keystone, CO 80435 ("Property")

Now therefore, you, JOSEPH MORREALE MD L.L.C. d/b/a MOUNTAINVIEW SPINE CENTER L.C. db/a MOUNTAINUE SPINE CENTER; a
Colorado limited liability company, and JOSEPH
MORREALE, individually, the said Judgment
Debtors, take notice, that within fourtien (14) days
state, or if served by publication within fourtienen
(14) days after service hereof, exclusive of the day
of service, you may make and file with the Clerk
of the above entitled Court a writen claim of any
exemption which you may have under statutes of
the State of Colorado; and in case of your failure to
make and file such written claim of exemption with
the Clerk of said Court you shall be deemed to have
waived your right of exemption under the statutes
of this State.

Witness, Jaime FitzSimons, Sheriff of said County of Summit, Colorado, this 7th day of October 2025.

Sheriff of the County of Summit

By: Jaime FitzSimons Sheriff of the County of Summit

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, NOVEMBER 21, 2025, FRIDAY, NOVEMBER 28, 2025 AND FRIDAY, DECEMBER

5, 2023.

DISTRICT COURT, SUMMIT COUNTY, STATE OF COLORADO
SOI N. Park Ave.
P.O. Box 269

Breckenridge, CO. 80424
Case Number: 2025 CV 30064
SHERIFFS COMBINED NOTICE OF SALE AND RIGHT TO CURE and/or REDEEM
SALE NO. 25-1001124
Plaintiff: Marriott Ownership Resorts, Inc., a Delaware corporation.

V. Defendants: Estate of Regina Acosta, et al. Under the Judgment and Decree entered against defendants Estate of Arhur. A Fujioka and delendants Estate of Arhur. A Fujioka and the State of Arhur. A Fujioka and the Arhur. A Fujioka and the State of State o

Season of the Control of Con

PUBLIC NOTICE
Pursuant to the laws of the State of Colorado, 720
Pursuant to the laws of the State of Colorado, 720
Perwing LLC d'Mar Highsides Brewing at 301 N
Main St, Breckenridge, Colorado, has requested to
licensing authority of the Town of Breckenridge to
grant a Tavern Liquor License to sell spiritous, malt
and vinous liquors by the drink for consumption on
the premises only, as provided by law.
will be
held before the Breckenridge Liquor & Marijuana
Licensing Authority on Tuesday, the 16th day of
December 2025, at 900 a.m. or as soon thereafter
as possible in the Breckenridge Town Hall, 150 Ski
Hill Road.

At said time and place any interested persons may appear to be heard for or against the granting of said license. DATE OF APPLICATION: October 28, 2025 Tara Olson, CMC, Deputy Town Clerk

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, DECEMBER 5, 2025.

NOTICE TO CREDITORS

Estate of CONRAD W. WOODLAND a/k/a
CONRAD WISHART WOODLAND a/k/a CONRAD
WOODLAND, Deceased

CASE NUMBER

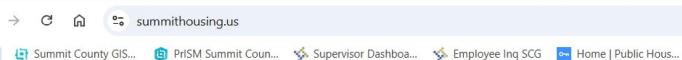
2025PR03060
All persons having claims against the above named estate are required to present them to the personal County, Colondo on or before March 28 2026, or the claims may be forever barred.

Cheryl L. Woodland, Personal Representative

PUBLISHED IN THE SUMMIT COUNTY JOURNAL ON FRIDAY, NOVEMBER 28, 2025, FRIDAY, DECEMBER 5, 2025 AND FRIDAY, DECEMBER 12, 2025.

DISTRICT COURT, SUMMIT COUNTY, STATE OF COLORADO COLORADO
SOLIN PARKANE,
SOLIN PARKAN

Defendants: Estate of Regina Acosta, et al. Under the Judgment and Decree entered against defendants Estate of Wilbert F. Craig and Lila W. Craig on August 12, 2025, in the above-entile action. I am ordered to sell the following property: Resort Interest No. 25, Condominium Unit No. 746477465, Designated Unit Type I Bedroom Designated Season Gold, MOUNTAIN VALLEY LODGE (formerly Hotel Breckenridge, a Condominium Hotel), according to the Map filed



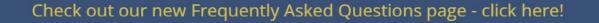
















2026 SCHA Budget

Read more → >



Maps

Read more → >



Resources for Renters

Read more → >



Calendar

Read more → >



Home Buyer Education Registration

2026 Budget - Exhibit A

12/01/2025 Accrual Basis

Final

2026 DRAFT Budget

Other Income/Expense (5A Tax Collection)

Income

Total Taxes Collected

Sales & Use Tax125% (perpetuity)	2,751,752
H Sales Tax - 0.6% (through 2046)	13,382,472
Total Sales Tax Revenue	16.134.224

Expense

Taxes Retained by SCHA

Summit County	178,161
Breckenridge	411,998
Dillon	77,946
Frisco	144,756
Silverthorne	211,567
Blue River	144,600
Montezuma	0
Keystone	89,081
Total	1,258,108

Tax Distributions

2,231,839
5,503,107
1,036,370
2,072,000
3,000,000
0
7,800
975,000
50,000
14,876,116
0

2026 Budget - Exhibit A

12/01/2025 Accrual Basis

Final

33,500

2026 DRAFT

	Budget
Ordinary Income/Expense	
Income	
Education & Community Service	
Homebuyer Class Reimbursements	20,000
Total Homebuyer Education	20,000
Loan Activity	
DOH Servicing Fee Reimbursement	0
Loan Processing Fees	1,500
Total Loan Activity	1,500
Miscellaneous	
Bank Interest - SCHA	12,000
Settlement Reimbursement	0
Capital Grants (funds to purchase of	fice) 0
Total Miscellaneous Revenue	12,000
Total Income	33,500

2026 Budget - Exhibit A

12/01/2025 Accrual Basis

Final

2026 DRAFT Budget

	= 0.0.900
Expense	
Education & Community Service	
Homebuyer Class	6,052
Other Classes	1,800
Total Education & Community Service	7,852
Clearing House	
Software (Airtable & Cognito)	4,140
Total Clearing House	4,140 4,140
Loan Activity	
Administrative Servicing	250
Legal Ads	250
Software (Lending Manager & Notes	mith 10,330
Total Loan Activity	10,830
,	-,
Overhead	
Annual HOA Dues & HOA Utilities	34,500
Outside Service	13,020
Meals	4,500
Accounting	32,180
Administrative Expenses	500
Bank Service Charges (1st Bank fee	s) 100
Computer Software & Internet Prog	1,550
Computers & Hardware	2,500
Copier	1,800
Depreciation Expense	,
Dues & Meetings	1,000
Education & Training	5,000
Grand County HCV Admin Fees	3,000
Insurance/Bonds	7,183
IT Services	1,000
Legal Fees	10,000
Office Maintenance	4,000
Office Operating Supplies	6,500
Postage & Freight	300
. 55.6.35 5 5.3	000

Summit Combined Housing Authority	12/01/2025 Accrual
2026 Budget - Exhibit A	Basis
	Final
	2026 DRAFT
	Budget
SCG Rent	
SCG Rent Research & Surveys	
	Budget
Research & Surveys	Budget 59,000

2026 Budget - Exhibit A

12/01/2025 Accrual Basis

Final

2026 DRAFT Budget

Professional Services

Breckenridge Staff IGA	206,553
Client Management System (CMS) Softw	1,550
Database Mgmt Software (Salesforce+)	52,000
Marketing (20 Years SCHA)	15,550
SCHA Board Retreat	1,800
Software Contracted Svc (Fortafy)	16,200
Total Professional Services	293,653
Total Overhead & Professional Svc	485,286
Summit County Payroll Reimbursement Total Payroll Reimbursement	750,000
Reserve Replenishment	0
Total Expense	1,258,108

Net Income 33,500

Summit Combined Housing Authority 2026 Budget

12/01/2025 Accrual Basis Final

	2026 Budget
Revenue	
Loan Activty	
Loan Grants	0.00
SRLF Transfer Fees	20,000.00
Loan Interest	,
DOH Loan Interest	10,000.00
HDG	475.00
SRLF Loan Interest	30,000.00
Total Loan Activity	60,475.00
Miscellaneous	
Jurisdiction Replenishment	
Bank Account Interest	30,000.00
Total	30,000.00
Total Revenue	90,475.00
	-
Expense	
Loan Activity	
Bank Service Charges	500.00
Loan Servicing Fee Reimbursements	0.00
Total	500.00
Total Expense	500.00
come	89,975.00

RESOLUTION NO. 2025 -01

BEFORE THE SUMMIT COMBINED HOUSING AUTHORITY BOARD OF THE COUNTY OF SUMMIT, STATE OF COLORADO

A RESOLUTION RATIFYING THE ADOPTION OF THE 2026 BUDGET SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND FOR THE SUMMIT COMBINED HOUSING AUTHORITY, SUMMIT COUNTY, COLORADO, FOR THE CALENDAR AND FISCAL YEAR BEGINNING THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Summit Combined Housing Authority ("SCHA") has appointed Corrie Burr as Executive Director to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the Executive Director submitted a proposed budget for 2026 to this governing body on November 17th, 2025 for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said SCHA 2026 proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 15, 2025 and interested tax payers were given the opportunity to file or register any objection to said SCHA 2026 budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

NOW, THEREFORE, BE IT RESOLVED BY THE SUMMIT COMBINED HOUSING AUTHORITY BOARD:

Section 1. That estimated revenues and expenditures for each fund for the SCHA 2026 budget are summarized in Exhibit A; which is attached and incorporated herein.

Section 2. That the SCHA 2026 budget as submitted is hereby approved and adopted as the budget of the Summit Combined Housing Authority for the 2026 fiscal year.

ADOPTED, this 15th Day of December 2025.

Tom Fisher, Chair	Mark Leidal, Secretary
SUMMIT COMBINED HOUSING AUTHORITY BOARD	ATTEST:

RESOLUTION 2025-03

BEFORE THE SUMMIT COMBINED HOUSING AUTHORITY BOARD OF THE COUNTY OF SUMMIT STATE OF COLORADO

A RESOLUTION RATIFYING THE APPROPRIATION OF SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW, FOR THE SUMMIT COMBINED HOUSING AUTHORITY, SUMMIT COUNTY, COLORADO FOR THE 2026 BUDGET YEAR.

WHEREAS, the Summit Combined Housing Authority Board has adopted the annual budget and has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget, and;

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Summit Combined Housing Authority.

NOW, THEREFORE, BE IT RESOLVED BY THE SUMMIT COMBINED HOUSING AUTHORITY BOARD:

Section 1. The Board hereby ratifies and approves the following appropriated amount of \$16,134,224 from the revenue of each fund for the total operations of the Summit Combined Housing Authority as described in the budget detail.

ADOPTED This 15th Day Of December 2025.

SUMMIT COMBINED HOUSING AUTHORITY BOARD	ATTEST:
Tom Fisher, Chair	Mark Leidal, Secretary

RESOLUTION NO. 2025 -02

SUMMIT COMBINED HOUSING AUTHORITY A RESOLUTION REGARDING THE APPOINTMENT OF NEW BOARD MEMBERS, OFFICERS AND OTHER ADMINISTRATIVE MATTERS

WHEREAS, the Summit Combined Housing Authority ("SCHA") has been formed as provided for by law to provide for the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operation of housing projects or programs; and

WHEREAS, the Board of Directors of the SCHA desires to appoint new officers of the Board and provide for other administrative matters; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SUMMIT COMBINED HOUSING AUTHORITY THAT:

Section 1. Directors: The current Board of Directors of the SCHA and their alternates consists of the following representatives:

Town of Breckenridge: Town Manager, and alternate Designated Staff Member

Town of Dillon: Town Manager, and alternate Designated Staff Member

Town of Frisco: Town Manager, and alternate Designated Staff Member

Town of Montezuma: Mayor, no alternate

Town of Silverthorne: Town Manager, and alternate Designated Staff Member

<u>Summit County</u>: County Manager, and alternate Designated Summit County Housing Director

Town of Keystone: Town Manager, and alternate Designated Staff Member

Section 2. New Designated Officers: The officers of the Board of Directors of the SCHA are as follows:

<u>Chair</u>: Town of Keystone Representative

<u>Vice-Chair</u>: Town of Frisco Representative

Secretary: Town of Breckenridge Representative

<u>Treasurer</u>: Town of Silverthorne Representative

<u>Section 3.</u> <u>Agendas and Minutes.</u> The staff of the SCHA shall be responsible for the posting of all agendas and preparation of all meeting materials and minutes. All official meeting

agendas and notices shall be posted in the foyer of the SCHA office at 331 W. Main Street, Unit 100, Frisco, Colorado, which is the official posting location for the SCHA. Should this location be unavailable for posting, all official meeting agendas and notices shall be posted at www.summithousing.us.

ADOPTED, this 15th Day of December 2025.

SUMMIT COMBINED HOUSING AUTHORITY BOARD	ATTEST:
Tom Fisher, Chair	Mark Leidal, Secretary

RESOLUTION NO. 2025 –04

BEFORE THE SUMMIT COMBINED HOUSING AUTHORITY BOARD OF THE COUNTY OF SUMMIT, STATE OF COLORADO

A RESOLUTION APPROVING A FUNDING PROPOSAL SUBMISSION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS HOUSING PLANNING GRANT PROGRAM FOR THE SUMMIT COMBINED HOUSING AUTHORITY TO COMPLETE AN UPDATE TO THE 2023 HOUSING NEEDS ASSESSMENT.

WHEREAS, the Summit Combined Housing Authority ("SCHA") is a quasi-governmental housing authority duly and regularly organized and validly existing as a body corporate and politic under and by virtue of the Constitution and laws of the State of Colorado and is eligible for Housing Planning Grant Program funding; and

WHEREAS, there exists a funding opportunity to help local governments and regional entities develop SB24-174 compliant housing needs assessments, housing action plans, and comprehensive plans; and

WHEREAS, the SCHA has set a commitment to develop a compliant Housing Needs Assessment Update as defined in SB24-174; and

WHEREAS, the SCHA plans to submit a grant application to the Colorado Department of Local Affairs (DOLA) for the SB24-174 Housing Planning Grant Program on December 5th, 2025; and

NOW, THEREFORE, BE IT RESOLVED BY THE SUMMIT COMBINED HOUSING AUTHORITY BOARD:

Section 1. Approves the submission of the application for funding from the Colorado Department of Local Affairs on behalf of SCHA to fund an SB24-174 compliant Housing Needs Assessment Update through the Housing Planning Grant Program as defined by C.R.S. 8824-32-3701 - 24-32-3711.

Section 2. Approves appropriation of \$28,250 from the General Tax Fund to meet the matching funds requirements set forth by the Colorado Department of Local Affairs Housing Planning Grant Program.

ADOPTED, this 15th Day of December 2025.

SUMMIT COMBINED HOUSING	
AUTHORITY BOARD	ATTEST:
	
Tom Fisher, Chair	Mark Leidal, Secretary

	A B	С	D	E	F	G	Н	I	J	K	L	0
1	2025 Sales Tax Distribution											
2		JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER 10th	TOTAL
3	Sales Tax Revenue	1st 1,696,664.83	2nd 1,768,980.29	3rd 1,880,856.35	4th 940,405.15	5th 783,387.00	6th 1,143,945.74	7th 1,357,101.27	8th 1,246,731.02	9th 1,173,904.36	968,810.79	12,960,786.80
	Net Cost of Collection % cost of collection	325.13 0.0192%	7,052.16 0.3987%	3,130.58 0.1664%	3,440.58 0.3659%	4,115.62 0.5254%	5,366.58 0.4691%	4,644.58 0.3422%	4,292.58 0.3443%	4,314.58 0.3675%	4,322.58 0.4462%	41,004.97 0.3164%
7	% cost of collection	0.0192%	0.390176	0.1004%	0.3639%	0.5254%	0.4691%	0.342276	0.3443%	0.3675%	0.4462%	0.3104%
	Net Revenue (2 months in arre				936,964.57	779,271.38		1,352,456.69	1,242,434.37	1,169,589.78	964,488.21	12,919,777.76
-	Date Received Revenues after collection costs	3/10/2025	4/8/2025	5/8/2025	6/9/2025	7/9/2025	8/8/2025	9/9/2025	10/9/2025	11/10/2025	12/8/2025	
	0.600% MHA Tax	269,094.31	249,541.22	293,646.55	126,787.92	88,877.35	127,407.89	137,162.15	137,812.57	133,653.57	109,085.43	1,673,068.97
	0.125% MHA Tax Share of Collection Costs	56,197.75	52,963.39	61,335.52	26,454.13	18,441.60	26,595.62	28,804.55	28,878.24	28,121.70	22,990.29	350,782.78 (6.031.89)
_	SUMMIT COUNTY	(62.34) 325,229.72	(1,205.96) 301,298.65	(590.85) 354,391.22	(560.65) 152,681.40	(563.81) 106,755.14	(722.47) 153,281.04	(568.01) 165,398.69	(573.93) 166,116.88	(594.59) 161,180.68	(589.29) 131,486.43	2,017,819.86
	0.600% MHA Tax	571,025.48	631,725.83	609,315.12	296,037.32	192,901.88	301,453.29	398,470.91	362,171.83	310,877.95	264,922.86	3,938,902.46
	0.125% MHA Tax Share of Collection Costs	119,155.86 (132.26)	131,512.24 (3,042.70)	127,080.23 (1,225.69)	61,579.86 (1,308.38)	39,949.60 (1,223.31)	63,660.17 (1,712.85)	82,922.70 (1,647.53)	77,546.41 (1,513.98)	65,733.93 (1,384.20)	56,110.31 (1,432.37)	825,251.32 (14,623.28)
18	TOWN OF BRECKENRIDGE	690,049.08	760,195.37	735,169.66	356,308.80	231,628.17	363,400.61	479,746.08	438,204.26	375,227.68	319,600.80	4,749,530.50
	0.600% MHA Tax 0.125% MHA Tax	83,559.72 17,513.90	78,951.28 16,105.64	91,415.13 19,076.79	53,389.86 12,062.22	53,687.12 11,491.01	84,741.14 18,101.13	84,463.73 18,628.22	82,012.41 17,862.37	91,540.02 19,341.24	59,460.32 12,461.83	763,220.74 162,644.34
21	Share of Collection Costs	(19.37)	(378.95)	(183.91)	(239.46)	(342.42)	(482.46)	(352.82)	(343.88)	(407.53)	(320.90)	(3,071.71)
	TOWN OF DILLON 0.600% MHA Tax	101,054.25	94,677.97	110,308.01	65,212.62	64,835.71	102,359.81	102,739.13	99,530.90 152,388.91	110,473.73 149,397.67	71,601.25	922,793.37
24	0.125% MHA Tax	149,163.96 31,097.07	149,882.10 31,219.38	170,853.98 35,581.60	107,136.34 22,327.46	112,333.18 23,397.12	144,449.83 30,260.96	170,391.83 35,343.11	31,831.67	31,342.06	128,987.99 26,848.61	1,434,985.79 299,249.04
25	Share of Collection Costs	(34.54)	(721.97)	(343.60)	(473.66)	(713.08)	(819.62)	(704.11)	(634.28)	(664.29)	(695.30)	(5,804.46)
26 27	TOWN OF FRISCO 0.600% MHA Tax	180,226.49 182,688.65	180,379.51 187,434.87	206,091.98 215,707.32	128,990.14 158,252.91	135,017.22 166,053.18	173,891.17 236,786.82	205,030.83 240,705.99	183,586.30 225,612.00	180,075.44 227,426.38	155,141.30 188,759.64	1,728,430.37 2,029,427.76
28	0.125% MHA Tax	38,060.75	39,295.88	44,967.72	32,993.55	34,429.07	49,396.95	50,375.05	47,162.54	47,578.93	39,318.08	423,578.52
	Share of Collection Costs TOWN OF SILVERTHORNE	(42.30) 220,707.10	(903.88) 225,826.87	(433.88) 260,241,16	(699.70) 190,546.76	(1,053.26) 199,428.99	(1,342.57) 284,841.20	(996.20) 290,084.84	(939.18) 271,835.36	(1,010.76) 273,994.55	(1,017.62) 227,060.10	(8,439.35) 2,444,566,93
31	0.600% MHA Tax	878.45	797.25	423.94	331.60	396.26	1,228.93	768.99	885.90	941.93	998.18	7,651.43
33	0.125% MHA Tax Share of Collection Costs	183.01 (0.20)	166.00 (3.84)	86.91 (0.85)	69.08 (1.47)	82.56 (2.52)	256.03 (6.97)	160.21 (3.18)	184.56 (3.69)	196.24 (4.18)	207.95	1,592.55
34	TOWN OF MONTEZUMA	1,061.26	959.41	510.00	399.21	476.30	1,477.99	926.02	1,066.77	1,133.99	1,200.75	9,211.71
	0.600% MHA Tax 0.125% MHA Tax	15,212.20 3,169.32	10,307.99 2,137.78	16,277.04 3,395.47	5,365.21 1,148.51	6,728.67 1,402.74	4,680.20 976.47	11,093.64 2,297.96	9,254.73 1,931.31	11,385.61 2,372.00	9,544.82 1,988.51	99,850.11 20,820.07
	Share of Collection Costs	(3.52)	(49.62)	(32.74)	(23.83)	(42.72)	(26.54)	(45.83)	(38.51)	(50.56)	(51.46)	(365.34)
_	BLUE RIVER	18,378.00	12,396.15	19,639.77	6,489.89	8,088.69	5,630.13	13,345.77	11,147.53	13,707.05	11,481.87	120,304.84
	0.600% MHA Tax 0.125% MHA Tax	132,101.21 27,563.19	154,430.00 32,509.44	158,636.21 33,056.82	29,879.03 6,590.15	27,484.01 5,731.65	44,445.74 9,504.57	78,530.55 16,981.68	58,789.67 12,401.83	44,746.32 9,350.30	38,640.85 8,485.12	767,683.59 162,174.75
41	Share of Collection Costs	(30.60)	(745.25)	(319.06)	(133.43)	(174.50)	(253.10)	(326.88)	(245.12)	(198.83)	(210.26)	(2,637.02)
42	TOWN OF KEYSTONE TOTAL	159,633.80 1,696,339.70	186,194.19	191,373.97	36,335.75 936,964.57	33,041.16 779,271.38	53,697.21 1,138,579.16	95,185.35	70,946.38 1,242,434.38	53,897.79 1,169,690.90	46,915.71 964,488.21	927,221.32 12,919,878.89
	Housing Authority Share	1,696,339.70	1,761,920.13	1,011,125.11	936,964.57	119,211.30	1,130,579.16	1,352,456.69	1,242,434.36	1,169,690.90	904,400.21	12,919,070.09
45												
46	SUMMIT COUNTY	13,533.00	13,470.66	13,533.00	13,533.00	13,533.00	13,533.00	13,533.00	13,533.00	13,533.00	13,533.00	135,267.66
48	TOWN OF BRECKENRIDGE	31,295.42	31,163.16	31,295.42	31,295.42	31,295.42	31,295.42	31,295.42	31,295.42	31,295.41	31,295.41	312,821.92
50	TOWN OF DILLON	5,920.75	5,901.38	5,920.75	5,920.75	5,920.75	5,920.75	5,920.75	5,920.75	5,920.75	5,920.75	59,188.13
52	TOWN OF FRISCO	8,458.25	8,423.71	8,458.25	8,458.25	8,458.25	8,458.25	8,458.25	8,458.25	8,458.25	8,458.25	84,547.96
54	TOWN OF SILVERTHORNE	18,608.00	18,565.70	18,608.00	18,608.00	18,608.00	18,608.00	18,608.00	18,608.00	18,608.00	18,608.00	186,037.70
	MONTEZUMA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
58	Keystone	6,766.58	6,735.98	6,766.58	6,766.58	6,766.58	6,766.58	6,766.58	6,766.58	6,766.59	6,766.59	67,635.22
60	BLUE RIVER	18,378.00	12,396.15	19,639.77	6,489.89	8,088.69	5,630.13	13,345.77	11,147.53	13,707.05	11,481.87	120,304.84
62	TOTAL	102,960.00	96,656.75	104,221.77	91,071.89	92,670.69	90,212.13	97,927.77	95,729.53	98,289.05	96,063.87	965,803.44
63	Jurisdiction Share	1,593,379.70	1,665,271.38		845,892.68	686,600.69		1,254,528.92	1,146,704.84	1,071,300.73	868,424.34	11,953,974.32
65	January Shale	.,000,010.10	.,000,211.00	.,770,004.00	040,002.00	555,550.05	.,0-0,007.00	.,204,020.02	.,140,704.04	.,071,000.70	300,727.07	. 1,000,014.02
	SUMMIT COUNTY	311,696.72	287,827.99	340,858.22	139,148.40	93,222.14	139,748.04	151,865.69	152,583.88	147,647.68	117,953.43	1,882,552.19
67 68	TOWN OF BRECKENRIDGE	658,753.66	729,032.21	703,874.24	325,013.38	200,332.75	332,105.19	448,450.66	406,908.84	343,932.27	288,305.39	4,436,708.58
69												
70	TOWN OF DILLON	95,133.50	88,776.59	104,387.26	59,291.87	58,914.96	96,439.06	96,818.38	93,610.15	104,552.98	65,680.50	863,605.24
	TOWN OF FRISCO	171,768.24	171,955.80	197,633.73	120,531.89	126,558.97	165,432.92	196,572.58	175,128.05	171,617.19	146,683.05	1,643,882.41
-	TOWN OF SILVERTHORNE	202,099.10	207,261.17	241,633.16	171,938.76	180,820.99	266,233.20	271,476.84	253,227.36	255,386.55	208,452.10	2,258,529.23
75					·							
76 77	MONTEZUMA	1,061.26	959.41	510.00	399.21	476.30	1,477.99	926.02	1,066.77	1,133.99	1,200.75	9,211.71
78	Keystone	152,867.22	179,458.21	184,607.39	29,569.17	26,274.58	46,930.63	88,418.77	64,179.80	47,131.20	40,149.12	859,586.09
79 80	BLUE RIVER		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
81								1	1			
	TOTAL AGU	4 500 650	4 00= 0= 1 0	4 ==0 == -	0.45.000.00	000 000	4 0 40 000	4 004 500 0	4 4 4 0 = 2 4 2	4 074 101 1	000 1010	44.054.555
82	TOTAL ACH	1,593,379.70	1,665,271.38	1,773,504.00	845,892.68	686,600.69	1,048,367.03	1,254,528.92	1,146,704.86	1,071,401.85	868,424.34	11,954,075.45

2026 Proposed SCHA Board Meeting Schedule Revised December 15, 2025

Board Retreat, Thursday, February 12, noon to 4pm

Monday, March 16

Monday, May 18

Monday, July 20

Monday, September 21st

Monday, November 16

Virtual Budget Approval Meeting (if needed) – Monday, December 14th Please note the 2nd week in December meeting instead of the 3rd Monday due to the holiday week.