

TOWN OF LYONS BOARD OF TRUSTEES MEETING
LYONS TOWN HALL, 432 5TH AVENUE, LYONS, COLORADO

WATCH AT: WWW.TOWNOFLYONS.COM/LIVESTREAM

DRAFT AGENDA
MONDAY, FEBRUARY 2 , 2026

WORKSHOP

5:30-6:00 pm Multi-jurisdictional Housing Authority Update
6:05-6:50 pm Building Codes, Contractor Licensing and Use Tax

7:00 pm **BOARD OF TRUSTEES REGULAR**

MEETING

I. Workshop

I.1. Multi-Jurisdictional Housing Authority Update

Documents:

[COVER MEMO - MULTI-JURISDICTIONAL HOUSING AUTHORITY
FEASIBILITY STUDY.PDF](#)
[PEAK-TO-PEAK MJHA FEASIBILITY SUMMARY PPT.PDF](#)

I.2. Building Codes, Contractor Licensing And Use Tax

Documents:

[BUILDING DEPT 2.2.26.PDF](#)

"The Town of Lyons will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. Persons needing accommodations or special assistance should contact the Town at hr@townoflyons.com as soon as possible, but no later than 72 hours before the scheduled event."

Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: Workshop and X.1.
Meeting Date: February 2, 2026

TO: Mayor Rogin and Members of the Board of Trustees
FROM: Lisa Ritchie, AICP, Planning and Building Director
DATE: January 29, 2026
ITEM: Update on Multi-Jurisdictional Housing Authority Feasibility Study

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

- I. **REQUEST OR ISSUE:** This item provides an update from the consultant conducting the multi-jurisdictional housing authority feasibility study. This is a grant-supported study, with Gilpin County serving as lead, in partnership with Lyons, Nederland, Central City, and the Silver Dollar Metro District. The consultant will share an update on the draft feasibility findings. The final report will be shared with the Board following the final updates to the communities.
- II. **RECOMMENDED ACTION / NEXT STEPS:** None
- III. **FISCAL IMPACTS:** Certain strategies may have a fiscal impact on the Town.
- IV. **LEGAL ISSUES:** Certain strategies may have a legal impact on the Town.
- V. **CONFLICTS OR ENVIRONMENTAL ISSUES:** None known.
- VI. **SUMMARY AND ALTERNATIVES:** None at this time
- VII. **DISCUSSION:**

See attached presentation.

ATTACHMENTS:

1. Presentation

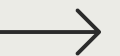
JANUARY 2026

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



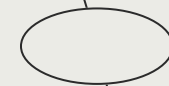
PROVIDE GUIDANCE TO STAFF ON DESIRED NEXT STEPS



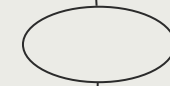
INTRODUCTION



PROJECT PURPOSE, PROCESS, AND SCOPE



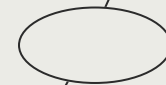
KEY HOUSING CHALLENGES



PROPOSITION 123 - OPPORTUNITIES & CHALLENGES



MJHA- A REGIONAL APPROACH



IMPLEMENTATION PLAN RECOMMENDATION

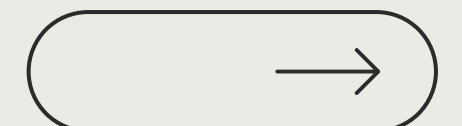


KEY QUESTIONS & NEXT STEPS



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**

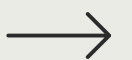
- Down payment assistance
- Mobile home programs
- New construction/acquisition/rehab
- Homelessness prevention
- Staff capacity for housing planning
- Fast track zoning, permitting, etc.
- Expedited development review

**60% AFFORDABLE
HOUSING
FINANCING FUND**

- Land banking and acquisition
- Grants
- Below market equity investments
- Low/middle income multifamily development
- Concessionary 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



OPPORTUNITIES CHALLENGES

- Very high administrative and compliance burden
- Requires concrete, quantitative unit development commitments
- Funding prioritized for the most impactful projects, encouraging scale



WHY MJHA?



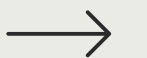
Housing challenges cross jurisdictional lines



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

<div data-bbox="526 891 666 966"></div> <div data-bbox="236 1056 936 1164"><p>UNDERFUNDING LEADS TO UNDERPERFORMANCE</p></div> <div data-bbox="173 1285 1029 1622"><p>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</p></div>	<div data-bbox="1592 891 1732 966"></div> <div data-bbox="1349 1078 1982 1131"><p>STAFFING CHALLENGES</p></div> <div data-bbox="1246 1300 2095 1637"><p>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)</p></div>	<div data-bbox="2638 891 2778 966"></div> <div data-bbox="2295 1084 3188 1191"><p>IMMEDIATE TANGIBLE BENEFIT TO THE PUBLIC</p></div> <div data-bbox="2322 1286 3165 1555"><p>Housing development projects and large grant funding can take time and the immediate benefit may not be as tangible to the public</p></div>
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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?



Town of Lyons, Colorado
Board of Trustees
BOT Agenda Cover Sheet
Agenda Item No: Workshop and X.2.
Meeting Date: February 2, 2026

TO: Mayor Rogin and Members of the Board of Trustees

FROM: Lisa Ritchie, Planning and Building Director
Tim Moroney, Chief Building Official, SAFEbuilt
Aaron Caplan, Utilities and Engineering Director

DATE: January 29, 2026

ITEM: Building Department Update – Adoption of 2024 Building Codes, Contractor Licensing Requirements, Adoption of Grading Permit Requirements, Building Permit Valuations, and other miscellaneous topics

☐ ORDINANCE
☐ MOTION / RESOLUTION
☒ INFORMATION

I. REQUEST OR ISSUE:

As of January 1, 2026, the building department is fully operational under the supervision of SAFEbuilt. Tim Moroney, who serves as the Town's building official, will be present to share an update on the recommended adoption of the [2024 International Building Codes](#), how building permit valuations and adjustments are routinely handled, recommendations for contractor licensing requirements, and recommendations to improve life-safety in existing buildings.

This memo also includes an overview of a recommendation for a new grading permit process and requirements.

II. DISCUSSION:

2024 Building Codes:

The Town is currently under the 2021 series of International Code Council (ICC) building codes and the 2023 National Electric Code. Most communities that are represented by SAFEbuilt are adopting the 2024 ICC codes. The adoption will include the following:

1. The International Building Code, 2024 version, Appendices I, J, N
2. The International Residential Code, 2024 version, Appendices BB, BC, BF
3. The International Mechanical Code, 2024 version, Appendix A
4. The International Fuel Gas Code, 2024 version
5. The International Plumbing Code, 2024 version
6. The International Energy Conservation Code, 2024 version, Appendices CK and RM (Colorado Model Electric and Solar-Ready Codes)

7. The International Property Maintenance Code, 2024 version
8. The International Existing Building Code, 2024 version
9. The International Swimming Pool and Spa Code, 2024 version

The primary changes in this code adoption compared to the Town's current code requirements include the following recommendations. Final language is still under development, but generally will cover the following items:

- Appendix BC (ADUs), which prioritizes early alerts for fire safety over fire-resistant construction in an effort to reduce the cost to create ADUs in existing structures.
- Adoption of the [State Model Electric Ready and Solar Ready Code](#), which is required for any community in Colorado adopting building codes between July 1, 2023, and June 30, 2026. This code prepares new homes and buildings for electric vehicles, rooftop solar, and high-efficiency electric appliances.
- New requirements for grading and grading permits
- New requirement for fence permits, in order to enforce the upcoming Wildfire Resiliency Code
- New restrictions for the location of lithium batteries, in an effort to improve safety in the event they catch fire.
- If the Town adopts any building code after July 1, 2026, the Town will be required to adopt the State of Colorado Model Low Energy and Carbon Code. Staff do not recommend adopting this new code at this time.

Retroactive Life-Safety Requirements

Town staff, SAFEbuilt, and Lyons Fire would like feedback on whether new requirements should be imposed on existing buildings to improve life safety. There are existing buildings in town that lack safe ingress/egress, which may restrict occupants' ability to escape in a reasonable manner or limit emergency responders' ability to fully access all parts of a structure. Typically, a Town cannot require changes to bring buildings up to code unless the property owner is voluntarily undertaking work on their property. However, the Town could require that upon a change of ownership, change of occupancy, or within a given amount of time, a property owner undergo an inspection, and if inadequate ingress/egress is identified, they must improve the property.

Contractor Licensing

Prior to the issuance of a Building Permit, contractors must obtain a contractor's license issued by the Town of Lyons. This license requires proof of liability insurance and copies of the applicable State of Colorado electrical or plumbing license. Some jurisdictions also require proof that the applicant demonstrates competency by passing certain International Code Council (ICC) certifications for various types of construction, ranging from new commercial construction to minor residential modifications. Homeowners who wish to work on their own properties are typically exempt from certification and licensing requirements. A survey of our neighboring communities found that Nederland and Mead do not require ICC testing, while Berthoud, Boulder, Boulder County, Erie, Lafayette, Longmont, and Louisville do. Staff is seeking Board direction on whether Lyons should consider adding an ICC testing requirement, which will likely require an amendment to the municipal code and changes to local practices.

Grading Permits

Currently, the Town regulates grading when work is occurring under an approved building permit or when work is occurring under approved civil construction plans for new development. Occasionally, a property owner may elect to perform grading activities outside these circumstances, and the Town lacks regulatory tools to oversee safety, drainage impacts, and impacts on adjacent property owners. The 2024 ICC codes include Appendix J, which would allow the Town reasonable oversight of grading activities. This appendix would be adopted as part of the full suite of 2024 building codes.

Permit Valuations

Tim Moroney will be available to discuss how building permit valuations are validated and, if necessary, audited.

III. RECOMMENDED ACTION / NEXT STEPS:

Staff requests that the Board provide direction on the timing and items to be included in the next building code update.

IV. FISCAL IMPACTS:

Unknown

V. LEGAL ISSUES:

The Town has the legal authority to enact and update building codes.