



TOWN OF GRAND LAKE

STAFF REPORT

TO
Mayor & Trustees

FROM
Steve Kudron, Town Manager

DATE
June 8, 2026

ACTION TYPE: Action Requested Information Only

RE: Consultant Services Contract – Antero Group, LLC – Grand Lake Housing Action Plan & Comprehensive Plan Elements (HPLN H26-066)

BACKGROUND

The Town of Grand Lake has been actively working to address the workforce and attainable housing challenges facing our community. More than 74% of housing units in Grand Lake are second homes, limiting year-round housing supply and contributing to workforce shortages, higher prices, and a strained local economy. Addressing this issue requires a data-driven, community-focused approach that positions the Town for meaningful and lasting housing solutions.

Antero Group, LLC has been instrumental in supporting the Town’s housing planning efforts through previous work completed under the Colorado Department of Local Affairs (“DOLA”) Local Planning Capacity (LPC) grant program. Their familiarity with Grand Lake’s housing conditions, data, and regulatory framework makes them uniquely suited to continue this work into the next phase.

On May 14, 2026, DOLA awarded the Town a Housing Planning (HPLN) Grant in the amount of \$90,000 under Grant No. HPLN-H26066. This grant program, established by SB24-174 (C.R.S. §24-32-3701 – 24-32-3711), provides funding to help local governments develop actionable and compliant housing action plans and comprehensive plan elements. The State of Colorado Intergovernmental Grant Agreement was executed on June 5, 2026, with a performance period running through January 31, 2028.

SCOPE OF WORK

Following the grant award, Staff solicited and negotiated a contract with Antero Group to complete the scope of work required under the grant. The contract proposes three coordinated tasks on a lump sum basis for \$90,000:

Task 1 – Project Management

Project management, grant administration support, meeting facilitation (three public meetings and five coordination meetings), document library maintenance, and monthly reporting throughout the project.

Task 2 – Housing Action Plan (HAP)

Development of a six-year Housing Action Plan consistent with DOLA guidance, including data collection and analysis, housing typology demand modeling, strategy development, and an implementation strategy that includes policy recommendations, a project website, and a residential development opportunities summary.

Task 3 – Strategic Growth Element (SGE)

Development of a Strategic Growth Plan as a new element of the Town’s Comprehensive Plan, including an existing conditions assessment, housing capacity analysis, water supply element, and infrastructure alignment plan that directs growth toward areas where housing can be efficiently supported.

FISCAL NOTE

The Town is required under the grant to provide a 25% local match. The contract is structured on a lump sum basis with Antero Group invoicing monthly. Antero Group anticipates completing the scope of work within 8–10 months, consistent with the grant’s December 31, 2026 deadline for Comprehensive Plan elements and the overall January 31, 2028 grant expiration. The Town match is budgeted from existing appropriations.

Funding Source	Amount
DOLA HPLN Grant (H26-066)	\$90,000
Town Local Match (25%)	\$30,000
Total Project Budget	\$120,000

STAFF RECOMMENDATION

Staff recommends that the Board of Trustees approve the Consultant Services Contract with Antero Group, LLC for the Grand Lake Housing Action Plan and Comprehensive Plan Elements, and authorize the Mayor to execute the contract on behalf of the Town. Antero Group’s established relationship with Grand Lake, proven expertise in housing planning, and deep familiarity with DOLA grant requirements make them the ideal partner to advance this critical housing initiative. The contract is fully funded through the DOLA HPLN grant, with the required Town match budgeted from existing appropriations.

SUGGESTED MOTIONS

Motion to Approve:

“I move to approve the Consultant Services Contract between the Town of Grand Lake and Antero Group, LLC for the Grand Lake Housing Action Plan and Comprehensive Plan Elements (HPLN H26-066), in the lump sum amount of \$90,000, and to authorize the Mayor to execute the contract on behalf of the Town.”

Alternative Motion (Approve with Conditions):

“I move to approve the Consultant Services Contract between the Town of Grand Lake and Antero Group, LLC for the Grand Lake Housing Action Plan and Comprehensive Plan Elements (HPLN H26-066), in the lump sum amount of \$90,000, subject to any modifications approved by the Town Manager and Town Attorney, and to authorize the Mayor to execute the contract on behalf of the Town.”

Motion to Deny:

“I move to deny approval of the Consultant Services Contract between the Town of Grand Lake and Antero Group, LLC for the Grand Lake Housing Action Plan and Comprehensive Plan Elements.”