

John Galusha, Chairman  
Arica Andreatta, Commissioner  
Karl Sporleder, Commissioner



## HUERFANO COUNTY GOVERNMENT ADMINISTRATOR’S REPORT

**Date:** July 11, 2023  
**To:** Huerfano County Board of County Commissioners  
**From:** Carl Young, County Administrator  
**Re:** Report for the July 11 Regular BOCC Meeting

---

Commissioners please accept the following report of accomplishments, updates, and upcoming activities.

### **Fourth of July Fireworks**

Last Tuesday, the County put on an Independence Day Fireworks Show at Lathrop State Park. The one-hour show went smoothly thanks to the hard work of a great group of Volunteers and County Staff and the Huerfano County Fire Protection District.

### **611 Main Gym Project**

We are finalizing building permits and contractor schedules for the 611 Main Gym Project. Our goal is to begin renovations in mid-July.

### **Huajatolla Canyon**

Land Use Director Sky Tallman has been meeting with a committee of property owners in Huajatolla Canyon met to discuss the formation of an entity (a co-op, non-profit, LLC or trust) to be able to receive or purchase County land surrounding parcels in upper Huajatolla Canyon. This was the first of three scheduled meetings. Subsequent meetings will be held on July 7 and July 28. Some members of the community are going to seek legal advice on the advantages or disadvantages of different types of entities, but the community seemed mostly supportive of the idea of creating an entity to receive land.

### **Proposition 123 Baseline Commitment**

I have been working through options and impacts for the Prop 123 Baseline Commitment. The portal to file a commitment for a jurisdiction is open now and need to be filed by this November. No funding is immediately available by completing the commitment, but it does make a jurisdiction eligible for funding that may be available before the deadline. My current analysis is our choices when filing the commitment dictate the income limits of potential homebuyers and renters as well as the number of units we have to commit to seeing built in the County. A higher income limit means a larger commitment.

| <i>Selected Median Income Source</i> | Huerfano County | Pueblo County | Regional AMI | State AMI |
|--------------------------------------|-----------------|---------------|--------------|-----------|
| <i>Selected Source Median Income</i> | \$56,800        | \$68,600      | \$74,000     | \$82,254  |
| <i>Max Homebuyer Income</i>          | \$56,800        | \$68,600      | \$74,000     | \$82,254  |
| <i>Max Renter Income</i>             | \$34,080        | \$41,160      | \$44,400     | \$49,352  |
| <i>Annual Goal</i>                   | 3               | 5             | 6            | 6         |
| <i>3-year Goal</i>                   | 10              | 15            | 17           | 19        |

|                                |           |           |           |           |
|--------------------------------|-----------|-----------|-----------|-----------|
| <i>Maximum for Sale Price</i>  | \$269,042 | \$342,079 | \$375,503 | \$426,592 |
| <i>Maximum Affordable Rent</i> | \$852     | \$1,029   | \$1,110   | \$1,234   |

### **Upcoming Projects and Grants**

The Department of Local Affairs (DOLA) has opened the second 2023 cycle of their Energy/Mineral Impact Assistance Fund Grant which includes three set asides: (1) Main Street LIVE: Livability Investments for Vibrant Economies; (2) Climate Resilience Challenge Grants; and (3) More Housing Now and Land Use Initiative. My current focus is on two projects. The Fox Theatre Walsenburg State of Good Repair Project and the Renovation of 129 Kansas into our Dispatch and Emergency Operations Center.

The Fox Theatre project would finish the work we were not able to complete in the current phase of the project, which includes masonry, fire escape, and marquee repairs. Depending on costs the project new HVAC system, solar panels, upgrades to the stage and lighting, bathroom expansion, upgrades to seating, and a renovation of the concession area. I believe this project will compete well in the Main Street Live set-aside. The Fox will also submit a grant to History Colorado to fund historic preservation portions of the project and a conversation with History Colorado indicates that should be a competitive application.

The 129 Kansas Project is an adaptive reuse project that we believe speaks well to the Climate Resilience Challenge set-aside. After meeting with DOLA about the project, we might need to either expand the scope and/or rethink how we will use the space to make the project more competitive. DOLA introduced us to the concept of a resiliency hub and it does not seem far from our current concept for the use of the building.

We are also looking for funding for the infrastructure improvements required to move the Gardner Main Street Project and other housing projects forward. In addition to the Housing Now Set Aside, DOLA has the Strong Communities Grant open. Both can be used to fund Housing Infrastructure such as water, sewer, or sidewalks. We will be meeting with DOLA in the coming days to evaluate which projects fit best in which program and if it is wise to compete in all three set-asides.