

Garfield County Board of County Commissioners
 Work Session on State Affordable Housing Financing Fund
 Proposition 123
 Including Letter of Request and Petition Supporting County
 Participation

October 21, 2024

Packet Materials List

Staff: Bentley Henderson, Deputy County Manager
 Heather Beattie, County Attorney
 Glenn Hartmann, Community Development Director

Item Number	Description
1	Staff Memorandum
2	County Attorney's Office Memorandum
3	Correspondence from Roaring Fork Community Development Corporation
4	Petition from Three Mile Mobile Home Park – Community Park Association
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MEMORANDUM

TO: Board of County Commissioners

FROM: Bentley Henderson, Deputy County Manager
Glenn Hartmann, Director Community Development

DATE: 10/21/24

SUBJECT: State Affordable Housing Financing Fund, Proposition 123

PETITION AND LETTER OF REQUEST

The County has received correspondence from Roaring Fork Community Development Corporation, current owners of the Three Mile Mobile Home Park, requesting that the County “opt” into the Proposition 123 program coordinated by the Colorado Department of Local Affairs (DOLA). A copy of the letter is attached.

The County has also received a Petition from the Three Mile Mobile Home Park, Homeowners Association expressing support for the County “opting” into the Proposition 123 program which will facilitate access to State funding resources. Copies of the petition are also attached.

Based on input from DOLA, mobile home parks like Three Mile Mobile Home Park may benefit from some of the Proposition 123 programs including funding support options.

COUNTY ATTORNEY’S OFFICE RESEARCH

- The County Attorney’s Office is also evaluating the program and will provide a separate memorandum with additional details and legal insights.

BACKGROUND ON PROPOSITION 123

- The Proposition was passed in 2022 and established an Affordable Housing Financing Fund. DOLA manages the program through its Division of Housing (DOH). The Fund provides support for three areas, Affordable Homeownership, Serving Persons Experiencing Homelessness, and local Planning Capacity Development.
- Several hundred million dollars will become available through the program and may be granted or loaned to organizations including non-profits, Community Land Trusts, Private Entities and Local Governments.
- Organizations are only eligible if the project or program takes place in a jurisdiction that has opted in and committed to the program.
- The commitment is to increase the baseline amount of affordable housing units by 3% a year for a two-year period, ending on 12/31/26.
- Preliminary runs of the State Baseline online tool indicate that the County's commitment would be to add approximately 41 units per year for the next two years.
- Units that would count toward the commitment were described by DOLA as new units or units converted to affordable status and would count upon issuance of a building permit for the unit.
- Failure to meet the commitment number of units would result in the County having to sit out or be ineligible for Funding the following year (2027).

The DOLA website included the following summary regarding County Participation.

Why should a County opt-in?

Even if your County has a formal agreement to direct future housing growth to the municipalities, we encourage you to opt-in for the following reasons:

- Allows a county to **partner on funding** with a municipality on a project, and if you don't opt in, you'd be ineligible as a partner.
- A county could help a municipality achieve its commitment goal/target by **partnering on a housing project**, and letting the municipality count the new units towards their growth commitment.
- If a county doesn't opt in, they deny eligibility to everyone else (nonprofits, developers, etc) who may want to develop a parcel.
- If a county fails to achieve their commitment target, there's **no penalty or claw-back**; it's better to miss out on one year of funding (in 2027) than to miss out on 3 years of funding by not opting in.
- Opting in would **make sure all options for affordable housing remain available**.



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Department of Local Affairs
Division of Housing

STAFF ANALYSIS

- While units counting toward the County's commitment generally would have to be located in unincorporated Garfield County, regional cooperation is an option but would require appropriate agreements between jurisdictions. Details from the DOLA website are also provided below.

Regional Partnerships & Collaboration

- ▶ Each jurisdiction must establish their baseline and file a commitment separately.
- **Collaboration and partnerships may happen once you're working towards creating new housing:**
 - On development projects
 - Example: County-owned lot located within a municipality
 - Joint funding applications (usually one lead fiscal agent)
 - Municipality & County
 - Counting newly created units
 - HB23-1304 allows for two localities to decide how to divvy up the units (as long as each unit is only counted once)
- Intergovernmental Agreements (IGAs) or Memorandums of Understanding (MOU) are encouraged



COLORADO
Department of Local Affairs

- Staff supports participation in the program, while noting the concern that achieving the Commitment Goal will likely be challenging and may require regional agreements including work with the Garfield County Housing Authority.
- Further Staff review and refinement to the Baseline Tool to ensure all assumptions and data input are current and ensure the most accurate estimate of the County's Commitment is needed. Staff anticipates working with the Garfield County Housing Authority on the final run of the Baseline Tool.
- Staff feels that meeting the 11/1/24 deadline is accomplishable subject to the BOCC authorizations.

BOCC ACTION

Option A (recommended by Staff): Direction to staff to proceed with the Commitment process for participation in State Proposition 123 Program and authorize the County Managers Office to execute all required on-line documentation necessary to complete the process prior to the November 1, 2024 deadline for participation for years 2025 and 2026.

Staff Note: Staff anticipates that periodic updates would be provided to the Board to inform the Board further about the program and progress toward meeting the commitment goals.

Option B: Direct Staff to do additional research on the program for presentation at future work sessions to address potential participation in the program for future years.



Garfield County



COUNTY ATTORNEY'S OFFICE

108 8th Street, Suite 219
Glenwood Springs, CO 81601
(970) 945-9150

MEMO

TO: Board of County Commissioners
FROM: Heather Beattie, Kelly Cave, Glenn Hartmann
RE: Proposition 123 Opt-In
DATE: October 16, 2024 for the October 21, 2024 BOCC Regular Meeting

ISSUE: (1) **What are the requirements and benefits to the County to opt-in to Proposition 123, the Statewide Affordable Housing Fund?**

(2) **What are the risks to the County to opt-in to Proposition 123?**

CONCLUSION: (1) **The requirements to the County are initially minimal and the potential benefits to the County are increased access to qualified residents and non-profits to state funding.**

(2) **If the County does not meet the 3% per year increase in affordable housing stock within the County, the County will not be eligible for funding for the year 2027; however, the County will regain eligibility for the following two-year term in 2028-2029.**

DISCUSSION

The purpose of Proposition 123 is to increase affordable housing throughout Colorado. The program is run through DOLA, Division of Housing (DOH) and Office of Economic Development and International Trade (OEDIT) and requires a commitment from the County to increase baseline affordable housing stock by 3% each year to be filed by November 1st. The required commitment would be for two years, through 2026. The County would also be required to develop a "fast-track" land use and development process to accept applications for permits; however, the deadline for this process to be in place is by the end of the two-year commitment.

Qualified developments must have at least 50% of their development as affordable housing to qualify for state funding. There are a number of other programs available through DOH and OEDIT including: loans to non-profits or community land trusts for land banking to assist developers in buying the land; assistance for first-time homebuyers; assistance for the owner-purchase of mobile home parks; support for rental and housing assistance for the homeless or individuals at risk of homelessness; and other programs supporting the funding or conversion to affordable housing.

The Requirements to the County

1. Set an Affordable Housing Baseline

- Set the baseline amount of affordable housing.
 - This is determined by reference to:
 - the baseline assistance tool located at: <http://co-bat.streamlit.app> published by the DOH; or
 - the 2017 -2021 American Community Survey 5-year Estimates published by the U.S. Census Bureau,
 - the Comprehensive Housing Affordability Strategies estimates published by the U.S. Department of Housing and Urban Development.
 - The baseline assistance tool is the most user-friendly, it is developed from a number of different factors. The County will need to decide what factors it will use if it decides to file a commitment. The factors include:
 - There are also economic variables that need to be calculated – the sale unit availability rate and inflation rate.
 - Individual home buyer variables also need to be determined – mortgage interest rate, term, and homeowners' insurance.

The use of the other two options would require someone to interpret the information and develop an explanation of a reasonable baseline.

- Set the type of income limit used to calculate the baseline amount of affordable housing.
 - What type of income level will be used? Area Median Income, Median Family Income, or State Median Income.
 - What year of income will be used between 2017-2022?
 - If AMI is used, will we use Garfield County AMI? Or Neighboring AMIs, such as Mesa, Rio Blanco, Pitkin, Eagle, Routt, Counties or Grand or Uintah Counties in Utah? See Exhibit

1. Depending on the AMI chosen the yearly commitment is between 35 and 53 units.

- Housing units are to be counted at the time they are permitted rather than the time they are constructed. C.R.S. § 29-32-105(3)(d).

2. Provide Information Supporting the Baseline

- Select the data source used to calculate the baseline as described above, the baseline assistance tool, or the US Census information or the HUD strategies.
- Decide on the household size used to determine the income limit.
- Describe the methods used to produce the baseline.

2.b. Justify a Petition to Use an Alternative Income Limit – this is only required if we calculate our baseline amount of affordable housing using the state median household income or the Area Median Income of an adjacent jurisdiction.

- Describe how the alternative income limit reflects local housing and workforce needs better than the Area Median Income.
- Describe why the Area Median Income is inconsistent with the housing and workforce needs of your jurisdiction.

3. File a Commitment

- Describe if and how high-density housing, mixed income housing, environmental sustainability, and the deconcentrating of affordable housing will be prioritized.
- List the jurisdictions that you intend to cooperate with for the purpose of collaborative affordable housing growth (optional) –
 - The number of units required, 39 (+/- 5 depending on other economic and individual home buyer variables) if we used only Garfield County's AMI, is more affordable housing units than the County has approved likely over the past 10 years.
 - The County can partner with other local municipalities (not a housing authority) to help get to the baseline for the year.
 - “Affordable housing growth in another jurisdiction resulting directly from a local government’s funding of such affordable housing in cooperation with another local government shall be attributed to a local government in proportion to the funding provided by the local government to such housing.” C.R.S. § 29-32-106.
- NOTE: Garfield County does not currently provide funding to housing developments and would need to investigate the operational and legal aspects of introducing that type of service.

- However, an example of a partnership hypothetically could include the potential development (sale/donation) within a municipality to a non-profit or community land trust developer.

4. Develop “fast track” land use and development timelines for affordable housing projects, which requires a final decision on any application for a special permit, variance, or other development permit within 90 days after submission of a completed application. Proposition 123 requires the County to prioritize reviews for housing projects where 50% of the development is affordable housing. C.R.S. § 29-32-105(2)(a). This is required to be completed prior to the next three-year cycle of funding (or by October 31, 2026). C.R.S. § 29-32-105(3)(a). Developers are not required to utilize the fast-track process; however, the County is required to have one in place within the next two years.

The Risks to the County

If the County fails to meet its commitment to increase affordable housing as outlined above for the following two years (6%), it will be deemed ineligible to receive financial assistance from the DOH or OEDIT during the year 2027; however, the County can re-commit for the 2028 and 2029 years. C.R.S. § 29-32-105(3)(b)(IV) and (V).

Further, money paid to local governments and developers of projects shall not be required to pay back to the DOH or OEDIT money paid to them prior to the local jurisdiction being deemed ineligible. C.R.S. § 29-32-105(3)(b)(VII).

CONCLUSION

The above outline is a brief synopsis of Proposition 123. It does not work through the funding mechanisms from the DOH and OEDIT to the program applicants. It does not discuss any options the BOCC may desire to see regarding County funding of projects. It does not analyze the likelihood of meeting the 3% affordable housing stock increase nor develop any strategies for trying to get to that minimum number. This Memo only outlines the basic requirements for filing a commitment. Further, it explains the details of the Land Use and Development Code amendments that will be necessary to continue with eligibility beyond this initial cycle.

There are potential benefits to developers and County residents who qualify for the state funded programs. The DOH and OEDIT will work directly with these applicants. The risk for the County is only that it may lose the eligibility for funding in 2027 if it does not meet the affordable housing goals.

If the BOCC decides to move forward with opting-in to Proposition 123, then it should direct a specific individual, County Staff, to file a commitment on behalf of the County. The BOCC should make decisions regarding the information laid out above so that County Staff will be able to accurately fill out the Commitment. The filing is required to be completed by November 1, 2024. Further, the BOCC should hold a work session in the future to discuss strategies with interested partners in reaching the 3% yearly goal as outlined in the commitment.

Income Limit Type		Affordable Housing Baseline Estimate	Three Year Commitment Estimate	Annualized Commitment Estimate
Garden City Town	Neighboring AMI - Adams County, Broomfield County	43	4	2
Garden City Town	Neighboring AMI - Boulder County	43	4	2
Garden City Town	Neighboring AMI - Kimball County, NE	39	4	2
Garden City Town	Neighboring AMI - Laramie County, WY	41	4	2
Garden City Town	Neighboring AMI - Larimer County	42	4	2
Garden City Town	Neighboring AMI - Logan County, Morgan County	40	4	2
Garden City Town	Own AMI - Weld County	42	4	2
Garden City Town	State Median Income	40	4	2
Garfield County (Unincorporated)	Neighboring AMI - Eagle County	1,742	157	53
Garfield County (Unincorporated)	Neighboring AMI - Grand County, UT	1,139	103	35
Garfield County (Unincorporated)	Neighboring AMI - Mesa County	1,140	103	35
Garfield County (Unincorporated)	Neighboring AMI - Pitkin County	1,421	128	43
Garfield County (Unincorporated)	Neighboring AMI - Rio Blanco County	1,139	103	35
Garfield County (Unincorporated)	Neighboring AMI - Routt County	1,427	129	43
Garfield County (Unincorporated)	Neighboring AMI - Uintah County, UT	1,139	103	35
Garfield County (Unincorporated)	Own AMI - Garfield County	1,278	116	39
Garfield County (Unincorporated)	State Median Income	1,136	103	35
Genoa Town	Neighboring AMI - Arapahoe County, Elbert County	30	3	1
Genoa Town	Neighboring AMI - Cheyenne County	29	3	1
Genoa Town	Neighboring AMI - Crowley County, Kiowa County, Kit Carson County, Lincoln County, Pueblo County, Washington County	29	3	1
Genoa Town	Neighboring AMI - El Paso County	29	3	1
Genoa Town	Own AMI - Lincoln County	29	3	1





Roaring Fork Community Development Corporation

Our mission is to preserve and create vibrant, diverse and liveable communities in the Roaring Fork and Colorado River Valleys.



October 8, 2024

Dear Garfield County Commissioners,

Thank you so much for taking the time to hear from the residents of the 3 Mile Mobile Home Park on October 7th. We are writing to follow up on their request for you to opt in to the Proposition 123 program at the Colorado Department of Local Affairs (DOLA) and to provide additional information for your consideration. We additionally respectfully request urgency on your deliberation as the deadline to opt in is November 1, 2024.

Proposition 123 was passed in 2022 by the voters of Colorado and creates an ongoing funding source for affordable housing. In order to access this money, counties must provide an affirmative decision to opt in to the program that is managed by DOLA. DOLA manages these affirmations in three year periods. The first year of the period has passed, so opting in now would be for years 2025 and 2026. By opting in, Garfield County would unlock access to millions of dollars of funding not only for the county, but also for residents, nonprofits, and developers working to create and preserve affordable housing for residents in our community.

The obligation that the County would be committed to is for a goal of increasing affordable housing by 39 units per year or 78 units in two years. Should the County not meet that goal by the end of 2026, they would be unable to access Prop 123 funding starting in 2027. There are no other obligations for the county by opting in now, and no additional penalties for failing to meet the housing goals. The County could also avail itself of a process to decrease that number by relying on a neighboring jurisdictions baseline (e.g., Utah, Mesa County), should it be lower. It should be noted that every municipality within Garfield County, and every county surrounding Garfield County has opted in.

The Roaring Fork Community Development Corporation (RFCDC) is locked out of accessing funding to support the residents at 3 Mile Mobile Home Park without Garfield County opting in. When we were told that DOLA's Housing Development Grant funds had been redirected to the front range this summer in the days leading up to our grant application, the only fallback option for us was Prop 123 grants.

The Garfield County taxpayers are all paying into this fund and could very much benefit from being able to access it including for down payment assistance, rental assistance, and funding to

roaringforkcdc.org

A Colorado 501(c)3 nonprofit
PO Box 2026, Carbondale CO 81623



Roaring Fork Community Development Corporation

Our mission is to preserve and create vibrant, diverse and liveable communities in the Roaring Fork and Colorado River Valleys.

create and preserve housing units. The County can also benefit from it by receiving technical assistance and capacity development grants to hire staff and consultants that can aid in the housing needs assessment and action plans that will soon be required by the state under different legislation, as well as applying for implementation grant money should the county identify projects it wishes to pursue. In no way does opting in to Prop 123 undermine any of the county's land use authorities.

In our conversations with DOLA, they have told us that should our project be successful, and the 3-Mile Mobile Home Park residents purchase the park, permanently preserving 20 units of existing affordable housing, it is likely that these will count towards the commitment obligation goal set forth by the opt in.

They have additionally told us that their staff is prioritizing working with jurisdictions in the lead up to the November 1 deadline and are readily available to meet with your staff to answer any questions you may have for your consideration. The contact person is Ashley Weesner, Program Manager, Proposition 123, 303-549-9382; ashley.weesner@state.co.us. We have additionally attached two fliers that they recommend for your review and information.

- Flier 1: [General info about Prop 123 Baselines & Commitments](#)
- Flier 2: [Prop 123 Funding Programs](#)

We hope you can see the opportunity this program provides for residents of Garfield County who are paying into the fund. Our organization would very much like to avail of these opportunities to help further the goal of affordable housing in our community.

Thank you for your consideration.

Sincerely,

Andy Kadlec, Board Chair

Carlos Herrera, Garfield Resident, Board Member

Kelly McNicholas Kury, Board Member

Arturo Williams, Garfield Resident, Board Member

Tiger Hudson, Garfield Resident, Treasurer

Kimbo Brown Schirato, Board Member

Rob Pew, Board Member

roaringforkcdc.org

A Colorado 501(c)3 nonprofit
PO Box 2026, Carbondale CO 81623



PROPOSITION 123

THE BASICS - WHAT IS IT?

A program approved by Colorado voters in 2022 that establishes the *State Affordable Housing Fund* – a sustainable funding source for Colorado communities to make progress in addressing housing affordability challenges. Proposition 123 is an opportunity to access dedicated and sustainable source of funding for affordable housing projects and initiatives for communities.

WHAT IS THE PROCESS? (SEE BACK FOR MORE DETAIL)



WHY PARTICIPATE?

By making a commitment to increase housing at a rate of 3% per year over a period of three years, local governments “unlock” access to project and program funding not only for the local government but also for local housing partners such as nonprofits, developers, residents and other third party entities. Without filing a commitment, the *State Affordable Housing Fund* will not be available to support projects or programs in that jurisdiction.

2023 FUNDING FORECAST

Fiscal Year 2022-2023 - \$160 million (actual)

Fiscal Year 2023-2024 - \$320 million (estimated)

Funding for future years estimated at \$320 million annually depending on taxable income



DOLA receives 40% of funds. The Affordable Housing Support Fund is distributed by DOH & DLG:
Year 1: \$64 million
Year 2: \$128 million



OEDIT receives 60% of funds. The Affordable Housing Financing Fund is administered by CHFA:
Year 1: \$96 million
Year 2: \$192 million



PROCESS OVERVIEW

1 DEVELOP YOUR BASELINE

Localities must determine their baseline amount of affordable housing in compliance with statutory definitions in order to file a commitment. Communities may develop their baseline using the baseline reference data table or the baseline assistance tool. The baseline assistance tool can be used to:

1. Customize a baseline to reflect current conditions.
2. Estimate the amount of affordable housing at individual price levels.
3. Learn about data sources and math used in baseline development.

2 FILE YOUR COMMITMENT

Commitments may be filed by authorized local government officials by **November 1st** to unlock funding for 2023-2026. Alternatively, local governments could make a 1- or 2-year commitment by filing by November 1st of either 2024 or 2025.

3 BEGIN COUNTING UNITS

Begin counting units and unlock funding once your commitment is accepted.



Note:

Per the graphic above, the overall commitment will be to increase housing 9% over a three-year period with compliance by December 31, 2026.

Establish New Baseline & Fast Track Approval in Place

HELPFUL TOOLS

Baseline Reference Data Table



<https://bit.ly/3QtZqLN>

Baseline Assistance Tool



<https://bit.ly/co-123-baseline>

Commitment Filing Site

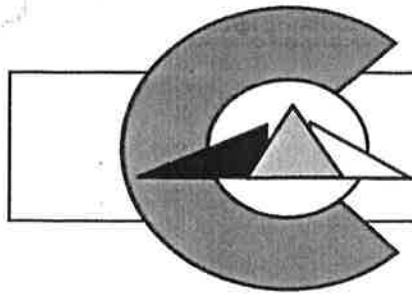


<https://bit.ly/co-123-commit>

Visit the website to view recorded webinars, see FAQs and submit your own questions about commitments and baselines.

EngageDOLA.org/prop-123

DOLA invites you to a Technical Assistance workshop to learn how your community can participate in the program.



Garfield County

Board of Commissioners Agenda Request Form

This form must be completed and attached to all supporting documentation for items to be included in the Garfield County Board of Commissioners Agenda. One (1) form is required per agenda item.

Department/Agency: BOCC and County development (Glenn Hartman)

Submitted By: Three mile Community Park (The Association)

Phone Number: 970 274 0289 E-mail: Jimenez.301@hotmail.com

Date of Board of Commissioners Meeting to consider this item: 10/21/2024
(Must be submitted by **Wednesday, 11:00 a.m.** prior to Monday meeting)

Topic: Prop 123 consideration for opting in

Description (short summary of topic): We will be asking the county Commissioners to opt into Prop 123

Name(s) of presenters: Grabby Jimenez,

Requested Board Actions (if funding is requested, specify amount):
Opting in

PLEASE PROVIDE: Seven (7) paper copies and one (1) E-mail copy of all documentation to support the agenda request to **Volta Mercer**, email: vmercerc@garfield-county.com or mail to 108 8th Street, #101, Glenwood Springs, CO 81601, no later than Wednesday, 11 a.m. prior to the Monday meeting. Failure to provide backup material timely and as requested may result in removal or continuance of your agenda item at the County's discretion.

For office use only:	
Where does item need to appear:	_____
Date Submitted:	_____
Materials Received:	_____
County Funds requested:	_____

BOCC Agenda Request Checklist

Garfield County – External

NAME OF PERSON PREPARING THIS:

Gabriella Jimenez
~~Three mile Community Park (The Association)~~

ORGANIZATION:

Three mile Community park (The association)

FOR AGENDA (Date):

10/21/2024

BOCC Agenda Item(s) Checklist:

DONE	DESCRIPTION
	1. Agenda request form submitted by Wednesday, 11:00 a.m. prior to Monday meeting.
	2. Email your agenda request form to vmercerc@garfield-county.com and shidalgo@garfield-county.com
	3. Seven (7) paper copies of your item delivered to 108 8 th Street, Suite 101, Glenwood Springs, CO no later than Wednesday, 11:00 a.m. prior to Monday meeting.
	4. Staple and 3-hole punch your seven (7) copies.
	5. Will your item require a signature by the BOCC? Yes <u>of No</u>
	6. If your item requires a signature, please include an extra copy on top of the seven (7) paper copies with a note stating needs signature.
N/A	7. Will you have a Power Point presentation? Yes or No
N/A	8. If you have a Power Point presentation please email it to vmercerc@garfield-county.com and shidalgo@garfield-county.com
N/A	9. If you have a Power Point presentation, please bring it on a flash/thumb drive with you to the meeting. **DO NOT BRING YOUR OWN COMPUTER TO PRESENT.
	10. Do you have any needs not listed above? If so, please explain.
	11. Please email this completed form with your agenda request to vmercerc@garfield-county.com and shidalgo@garfield-county.com
	12. Questions – please call Vola Mercer at 970-945-5004 x1040 or Stephanie Hidalgo at x1028



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EngageDOLA.org/prop-123

DOLA invites you to a Technical Assistance workshop to learn how your community can participate in the program.



PROPOSITION 123

JUNE 2023 FUNDING FORECAST

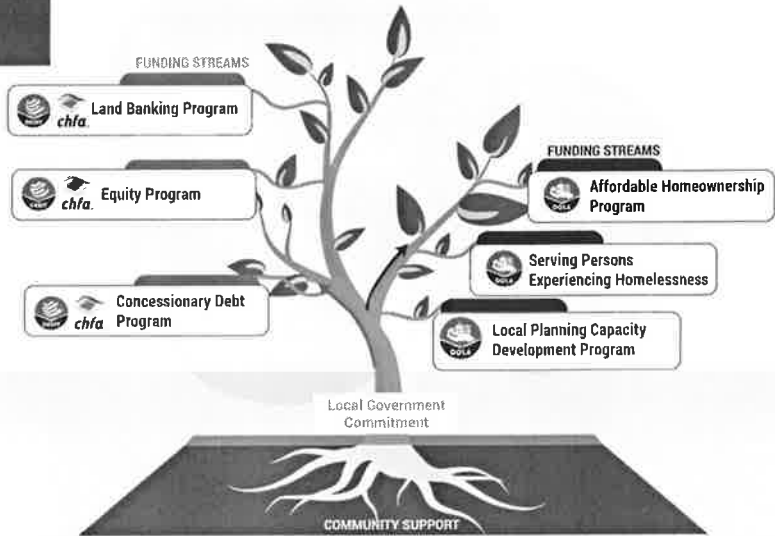
The following includes the funding forecast for the first two years of Proposition 123 funding programs as well as a breakdown of the distribution of funds to the various established programs. The funds can be accessed for housing projects in jurisdictions where a commitment has been accepted by DOLA by Nov 1, 2023.

Fiscal Year 2022-2023 - \$160 million

Fiscal Year 2023-2024 - \$318 million



DOH receives 40% of funds.
Affordable Housing Support Fund is estimated to be:
Year 1: \$64 million
Year 2: \$127.2 million



OEDIT receives 60% of funds.
Affordable Housing Financing Fund is estimated to be:
Year 1: \$96 million
Year 2: \$190.8 million



AFFORDABLE HOMEOWNERSHIP PROGRAMS
Down Payment assistance, grants and loans for homeownership



LAND BANKING
Grants and forgivable loans to acquire and preserve land for affordable housing development.



PROGRAMS SERVING PERSONS EXPERIENCING HOMELESSNESS
Funding for people experiencing or at risk for homelessness



EQUITY
Equity investment to support the creation or preservation of low- and middle- income multifamily rental development



LOCAL PLANNING CAPACITY GRANT PROGRAM
Grants to local governments to increase capacity of local government planning departments



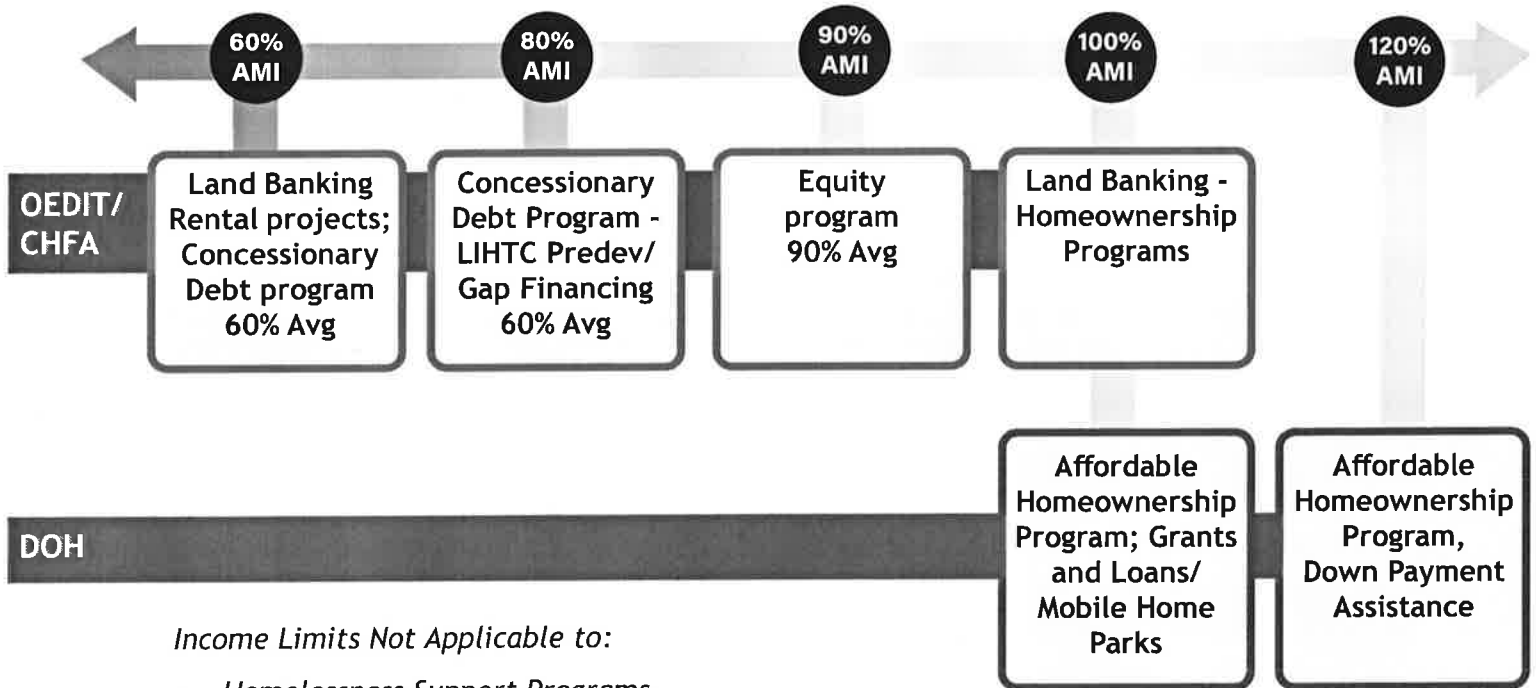
CONCESSIONARY DEBT
Loans to support the creation and preservation of affordable rental housing.



PROGRAM INCOME LIMITS

**unless Rural Resort Petition approved*

Each funding program has different income limits, which are not related to the baseline in the local government commitment. Some programs allow for AMI averaging, while other programs allow up to the AMI percentage specified in the table below.



Income Limits Not Applicable to:

- Homelessness Support Programs
- Local Planning Capacity Grants

RESOURCES



CHFA/OEDIT Funding Programs:
<https://www.chfainfo.com/>



COLORADO
Department of Local Affairs

DOLA Proposition 123 Information:
<https://engagedola.org/prop-123>

Stand Up to Support Affordable Housing in Garfield County!/ ¡Levántate para apoyar la vivienda asequible en el condado de Garfield!

This petition was created by the 3 Mile Community Park Association in partnership with Roaring Fork CDC and Justice for the People Legal Center/ Este petición fue creado por la Asociación de 3 Mile Community Park en conjunto con Roaring Fork CDC y Justicia para el Pueblo Centro Legal

(Seguido en español) Right now, there is a housing crisis reaching every corner of the state, including Garfield County. Thankfully, Colorado voters overwhelmingly voted “Yes” on Proposition 123 in 2022, which allocates money already collected through the state income tax to go towards affordable housing. Unfortunately, Garfield County is currently the only county in the state that has not opted in to allow organizations and community members to have access to these funds. Residents living at 3 Mile Community Park are leading the charge to push our county commissioners to support this measure so that we, residents of Garfield County, also have access to these funds that we have already paid into. 3 Mile is one of over a dozen mobile home parks on their way to becoming resident owned, but are in need of funding to make critical improvements in the community to ensure it remains safe and affordable. Please sign this petition to voice your support for Garfield County opting into Prop 123, giving working class communities across the county access to this pool of funds.

En este momento, hay una crisis de vivienda que llega a todos los rincones del estado, incluido el condado de Garfield.

Afortunadamente, los votantes de Colorado votaron "Sí" a la Proposición 123 en 2022, que asigna dinero ya recaudado a través del impuesto estatal de ingresos para usar fondos para crear y preservar viviendas asequibles. Desafortunadamente, el condado de Garfield es actualmente el único condado del estado que no ha optado por permitir que las organizaciones y los miembros de la comunidad tengan acceso a estos fondos. Los residentes que viven en 3 Mile Community Park están liderando la iniciativa para presionar a los comisionados de nuestro condado para que apoyen esta medida para que nosotros, los residentes del condado de Garfield, también tengamos acceso a estos fondos que ya hemos pagado. 3 Mile es uno de más de una docena de parques de casas móviles en camino a convertirse en propiedad de los residentes, pero necesitan fondos para realizar mejoras críticas en la comunidad y garantizar que siga siendo segura y asequible. Firme esta petición para expresar su apoyo a que el condado de Garfield opte por la Proposición 123, brindando a las comunidades de clase trabajadora de todo el condado acceso a este fondo común de fondos.

Stand Up to Support Affordable Housing in Garfield County!_
¡Levántate para apoyar la vivienda asequible en el condado de Garfield!

1. Full Name/ Nombre complete:
Andrea Chiriboga-Flor

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10/15/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

2. Full Name/ Nombre complete:
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10/15/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

3. Full Name/ Nombre complete:
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Submission Date:
10/15/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

4. Full Name/ Nombre complete:
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Resident of Garfield County?/ Eres residente del condado de Garfield?
No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
**I want to testify virtually at a Garfield Board of County Commissioners Meeting/
Quiero testificar virtualmente en una reunion de la Mesa de Comisionados del
Condado de Garfield en octubre I want to send a letter to my commissioner/ Quiero
mandar una carta a mi comisionado del condado**

6. Full Name/ Nombre complete:
Patrick Morrissy

Submission Date:
10/15/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
**I want to testify in person at a Garfield Board of County Commissioner meeting in
October/Quiero testificar en persona en una reunion de la Mesa de Comisionados del Condado
de Garfield en octubre. I want to send a letter to my commissioner/ Quiero mandar una carta a
mi comisionado del condado**

7. Full Name/ Nombre complete:
Amy Kaiser

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

8. Full Name/ Nombre complete:
Amy Moore

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

9. Full Name/ Nombre complete:

Jasmin Ramirez

Submission Date:

10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to testify in person at a Garfield Board of County Commissioner meeting in October/ Quiero testificar en persona en una reunion de la Mesa de Comisionados del Condado de Garfield en octubre. I want to testify virtually at a Garfield Board of County Commissioners Meeting/ Quiero testificar virtualmente en una reunion de la Mesa de Comisionados del Condad de Garfield en octubre I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

10. Full Name/ Nombre complete:

Diane Kruse

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10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
**I want to send a letter to my commissioner/ Quiero mandar una carta a mi
comisionado del condado**

11. Full Name/ Nombre complete:
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Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

12. Full Name/ Nombre complete:
Tessa Schreiner

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

13. Full Name/ Nombre complete:
Aracely Terrazas Chaparro

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

14. Full Name/ Nombre complete:
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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to testify in person at a Garfield Board of County Commissioner meeting in October/ Quiero testificar en persona en una reunion de la Mesa de Comisionados del Condado de Garfield en octubre. I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

15. Full Name/ Nombre complete:
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Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

16. Full Name/ Nombre complete:
Emilee Powell

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

17. Full Name/ Nombre complete:

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10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

18. Full Name/ Nombre complete:

Kathryn Erickson

Submission Date:

10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

19. Full Name/ Nombre complete:
Kyle Crawley

Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

20. Full Name/ Nombre complete:
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Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

21. Full Name/ Nombre complete:

Kim Brown

Submission Date:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

22. Full Name/ Nombre complete:

Lindsay Fallon

Submission Date:

10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to testify virtually at a Garfield Board of County Commissioners Meeting/

Quiero testificar virtualmente en una reunion de la Mesa de Comisionados del

Condad de Garfield en octubre

23. Full Name/ Nombre complete:
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Submission Date:
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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

24. Full Name/ Nombre complete:
Hannah Berman

Submission Date:
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Email Address/ Correo electronico:

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Basalt, Colorado, United States

Resident of Garfield County?/ Eres residente del condado de Garfield?
No

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

25. Full Name/ Nombre complete:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

26. Full Name/ Nombre complete:

Jay Engstrom

Submission Date:

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Phone Number/ Numero de Telefono:

Address/ Direccion:

Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

27. Full Name/ Nombre complete:
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Submission Date:
10/14/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

28. Full Name/ Nombre complete:
Steven Arauza

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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
None

29. Full Name/ Nombre complete:
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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

30. Full Name/ Nombre complete:
Brendon Langenhuizen

Submission Date:
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Resident of Garfield County?/ Eres residente del condado de Garfield?
Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:
I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

31. Full Name/ Nombre complete:

Patricia Kramer

Submission Date:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

32. Full Name/ Nombre complete:

Colin Laird

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to testify in person at a Garfield Board of County Commissioner meeting in October/Quiero testificar en persona en una reunionn de la Mesa de Comisionados del Condado de Garfield en octubre. I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

33. Full Name/ Nombre complete:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

34. Full Name/ Nombre complete:

Rev Wendy Huber

Submission Date:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to testify in person at a Garfield Board of County Commissioner meeting in October/—†Quiero testificar en persona en una reuni√≥n de la Mesa de Comisionados del Condado de Garfield en octubre.

35. Full Name/ Nombre completo:

Erica Golden

Submission Date:

10/13/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

36. Full Name/ Nombre completo:

Sarah Fedishen

Submission Date:

10/13/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

37. Full Name/ Nombre complete:

Lindsay Gurley

Submission Date:

10/13/2024

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

38. Full Name/ Nombre complete:

Alexandra Katsiaficas

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

39. Full Name/ Nombre complete:

Katherine Coe

Submission Date:

10/13/2024

Email Address/ Correo electronico:

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Phone Number/ Numero de Telefono:

Address/ Direccion:

Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

40. Full Name/ Nombre complete:

Sam Feuerborn

Submission Date:

10/13/2024

Email Address/ Correo electronico:

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Address/ Direccion:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

I want to send a letter to my commissioner/ Quiero mandar una carta a mi comisionado del condado

41. Full Name/ Nombre complete:

Katie Langenhuizen

Submission Date:

10/13/2024

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Address/ Direccion:

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Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None

42. Full Name/ Nombre complete:

Sydney Schalit

Submission Date:

10/13/2024

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Address/ Direccion:

1188 County Road 106, Carbondale, Colorado, 81623, United States

Resident of Garfield County?/ Eres residente del condado de Garfield?

Yes/Si

Campaign Activities Interest List/Lista de intereses de actividades de la campana:

None