



CLEAR CREEK REGIONAL HOUSING AUTHORITY

**Clear Creek Regional Housing
Authority (CCRHA)**
February 16, 2026
Georgetown Town Hall
5:30 PM

Board Members

Clear Creek County - Rebecca Lloyd, George Marlin (Alt)
Empire - Denise Tennant (Treasurer), Jeannette Piel (Alt)
Idaho Springs - Janine Mariani (Chair), Briana Reagon (Alt)
Georgetown - Dwayne Goscinski (Vice Chair), Kazia Hart (Alt)
Silver Plume - Vacant
Floating - Vacant
Floating - Vacant

Join from PC, Mac, iPad, or Android:

<https://us06web.zoom.us/j/88603800767>

Phone one-tap:

+17193594580,,88603800767# US

Agenda

Roll Call
Announcements
Agenda Approval
Public Comment
Minutes Approval: 2/26

Action Items

New Business

- Joseph Rivera Introduction
- Project Evaluation Tool Update
- At-Large Board Member Interviews
 - Lauren
 - Lyndsay
 - Nichole

Resolutions

Strategic Planning

- Attorney Interviews Update
- DOLA Grant- Fast Track Adoption

Daily Operations

- Consideration of Compensation Agreement for Jennifer's work on Lakeview Flats
- Executive Director applications and interview timelines
- Adopt a holiday, sick time and paid time off personnel policy
- Website Update

Finances

- Finances General Update
- Invoicing for contributions

Housing

Clear Creek Regional Housing Authority (CCRHA) Board Meeting Minutes

Date: February 2nd, 2026

Time: 5:30pm

Location: Idaho Springs City Hall

<https://us06web.zoom.us/i/88603800767>

Phone one-tap:

+17193594580,,88603800767# US

Attendees

Board Members: Jeanette Piel, Dwayne Goscinski, Briana Reagon (ALT), Rebecca Lloyd, Denise Tennant, Kazia Hart

Absent: Janine Mariani

Staff: Guy Patterson, Jeannette Piel, Kazia Hart

Guests: Troy Erickson, Jennifer Kermode

Agenda Approval: Dwayne moved to change the agenda to bring Jennifer's update on the buyer assistance program to New Business. 2nd by Jeanette, Unanimous

Minutes Approval: 1st Jeanette, 2nd Briana, Unanimous

New Business:

- Minutes Taker
 - Briana Reagon volunteered to take the minutes starting with today's meeting
- Colorado Mountain Housing Coalition Conference - April 26-28th
 - Jennifer talked about the Coalition and its start which was through grant money. The Coalition represents housing authorities along the Western Slope minus Grand Junction
 - She recommends us going to the conference and working with Janine regarding cost and other details
 - Rebecca asked about the \$400 membership - it is for the authority as a whole and that membership would get 2-3 people to the conference. More details to follow
- Housing Colorado membership
 - Statewide advocacy organization for all things affordable housing. It's a 501(C) 3, not a government organization
 - Membership is \$400. Jennifer recommends we join; it would open up avenues like gaining access to legislative affairs.
 - Annual conference in October- around \$800-900. Maybe something for the ED to attend
- Potential for buyer assistance program
 - Need more information from Jennifer before we engage

Resolutions

- There were none for this meeting

Strategic Planing:

- Discussion on attorney interviews
- Discussion on attorney interviews
 - Rebecca mentioned we have two: Holland & Hart and Fairfield Woods?
 - Guy talked about the interview process. 45 mins to an hour for each interview and we will schedule the first one in early March.
- Joe Riveria - temporary attorney update
 - He's willing to engage with us on an hourly basis for all things relative to development. His rate is \$280 and his staff is \$125
 - Guy asked if there was a conflict of interest since he represents 2 other firms in the County. There is not with the way the agreement is structured.
- Work session scheduled for 2/4/26 2:30-4:30 at the Clear Creek Health and Wellness Center
 - Jennifer asked the board to review the packet that was sent out and to be ready for a Q & A session.

Daily Operations:

- Executive Director applications 2/9/26 deadline - 3 received to date
 - There was a discussion about extending the deadline. Need to vet the 3 we have and decide if it makes sense to extend the deadline
- Adopt a holiday, sick time and paid time off personnel policy - still need Idaho Springs and Empire to enter their numbers into the shared document
 - No update
- ADP HR services - Janine confirmed we do still need to hire an employee before accessing any of their HR services such as ziprecruiter and HR wizard tool
 - No update as we haven't hired an employee yet
- At - Large Board Member Advertisement - 2/9/26 deadline - 1 received to date
 - Nothing additional
- Silver Plume Board Member - no response from former Executive Director applicant Janine contacted
 - No other suggestions were made. Group to keep asking around
- Reappointing board members and alternates - please send notice of appointments to Janine
 - Dwayne & Kazia - Board of selectmen appointed
 - Rebecca & George - Board of County Commissioners appointed
 - Jeanette & Denise - Town of Empire appointed
 - Bree & Janine - Idaho Springs City Council appointed
- Website Update
 - Jeanette mentioned things are in progress with obtaining a domain name

Finances:

- Finances general update

- Denise & Jeanette talked about getting the invoicing out to the municipalities for their contributions
- To be sent out to the clerks of the respective municipalities
- Vote to hire Jimmy Rae, Rae & Co., CPA, LLC to prepare an audit exemption at the cost of \$800.00
 - Rebecca made a motion to accept the proposal by Jimmy Rae, Rae & Co to perform the audit waiver as required by the state to not exceed \$1500.00. Denise 2nd, Unanimous
- Invoicing for contributions
 - Denise & Jeanette covered this above

Housing:

- Potential for buyer assistance program
 - Discussed under new business
- In January, Economic Development asked how we can support each other regarding housing development
 - Lindsey wants to talk about a continued partnership. Potential to do something in February

Adjournment:

- Dwayne moved to adjourn at 6:45, 2nd by Denise, Unanimous



CLEAR CREEK REGIONAL HOUSING AUTHORITY

AT-LARGE BOARD MEMBER POSITION

APPLICATION FORM

Please complete all sections of this application.

PERSONAL INFORMATION

Full Name	Lauren Borghard
Date of Birth	11/07/1992
Address	2121 Hummingbird Way ^{PO Box 184} Georgetown CO 80444
Phone Number	(303) 697 1277
Email Address	LRB0992@gmail.com

ELIGIBILITY CONFIRMATION

Are you 18 years or older as of the effective date of appointment? Yes No

Are you a resident of Clear Creek County, Colorado? Yes No

EXPERIENCE & INTEREST

Please briefly describe why you are interested in serving on the Board:

I am interested in serving on the CCC housing authority because housing is at the center of our community. It impacts the economy, socialization, and environment of our county. In recent years the county has been pressured into developing against many community members' wishes. I have seen how poorly this ~~development~~ developing can go and I care deeply about preserving the quality of our community - ensuring safe, affordable, durable development. This will result in a more vibrant community, and avoid long term costs for the county + residents.

→
Cont

Another major concern of mine is keeping housing attainable for those who work here, while recognizing the benefits that tourists and second homeowners bring to our economy. Thoughtful housing policy can strike a balance between the two. I would like to explore options with the board that would draw remote workers-who often have disposable income ~~available~~ to support our economy year round-without having to develop jobs within the county. I welcome the opportunity to bring practical, well thought out, community focused perspective to the board to guide policies that support residents, workers, and the county.

List any relevant experience or qualifications:

- Current board member of Georgetown's Business Promotions Committee
- Bought a new build in Georgetown in 2025
- First hand experience with a developer in Georgetown

REFERENCES

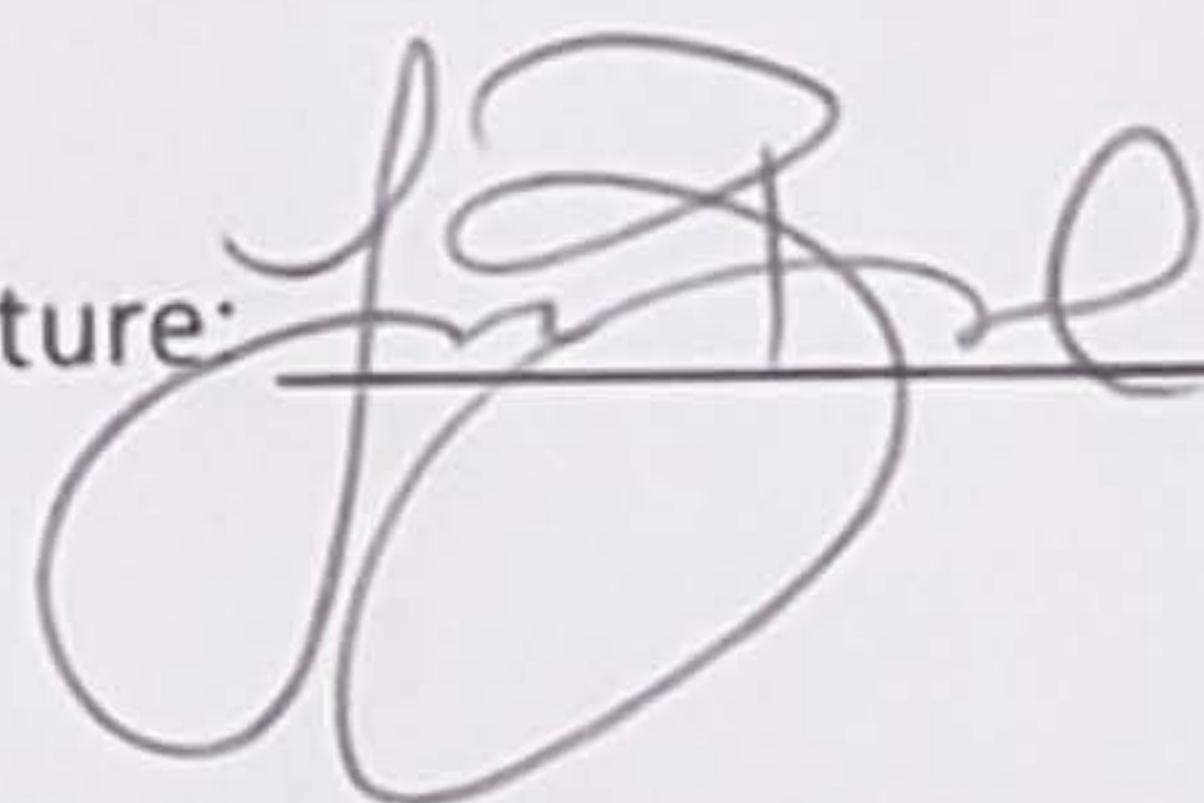
Please provide two references (name and contact information):

1. Kathy Marrone - 303 359 6735
2. Mike Huggins - m2huggins@gmail.com

SIGNATURE

I certify that the information provided is true and accurate.

Signature:



Date: 12/31/25

Submit completed application to:

CCRHA
PO Box 82
Idaho Springs, CO 80452

OR

director@cccrha.com



CLEAR CREEK REGIONAL HOUSING AUTHORITY

AT-LARGE BOARD MEMBER POSITION

APPLICATION FORM

Please complete all sections of this application by **2/9/2026**.

PERSONAL INFORMATION

Full Name	Lyndsay Hazen
Date of Birth	3-2-1981
Address	60 Kinkead Rd, Silver Plume CO 80476
Phone Number	720-237-9279
Email Address	lyndsayhazen@gmail.com

ELIGIBILITY CONFIRMATION

Are you 18 years or older as of the effective date of appointment? Yes No

Are you a resident of Clear Creek County, Colorado? Yes No

EXPERIENCE & INTEREST

Please briefly describe why you are interested in serving on the Board:

I have been interested in serving on the Board for several years and have finally decided to make the commitment. I have a background in land use planning, and although I no longer work directly in that field, I remain deeply passionate about these issues. I have lived in Clear Creek County since 2013, first in Georgetown and, three years ago, moving to Silver Plume. I hope to help bring representation for the west side of the County.

The opportunity for homeownership is something I value greatly, as it provides long-term stability for families and strengthens our communities. I hope to contribute practical insights, effective implementation skills, and an overall collaborative approach that can help build consensus among community members and help Clear Creek County make meaningful policy decisions for the future.

List any relevant experience or qualifications:

I've attached my current resume, which is primarily focused on my work in public accounting. I earned my graduate degree in Urban Planning from 2007 to 2010, with a specialization in GIS. After graduating, I worked for approximately a year and a half in Laramie County, Wyoming, before transitioning into public accounting. Despite this career shift, I have maintained a strong interest in land use policy.

Relevant Experience:

Feb. 2011-June 2012 - Geographic Information Systems (GIS) Technician/ Assistant Planner Laramie County Planning Department, Laramie County, WY

Feb. 2010-Feb. 2011 Geographic Information Systems (GIS) Specialist, Geospatial Consulting, Denver, CO

June 2008-Jan. 2010 Geographic Information Systems (GIS) Technician United States Geological Survey, Denver, CO

REFERENCES

Please provide two references (name and contact information):

1. Mark Reynolds - 303-981-8759 (serve with Mark on the Georgetown Community Center Board)
2. Samantha Klemm - 414-232-6304 (Georgetown Community School Director - coordinated on grants together)

SIGNATURE

I certify that the information provided is true and accurate.

Signature:  Date: 2.9.26

Submit completed application to:

CCRHA
PO Box 82
Idaho Springs, CO 80452

OR

director@cccrha.us

LYNDSAY A. HAZEN

P.O Box 573, Georgetown, CO
Email: lyndsayhazen@gmail.com Phone: (720) 237-9279

Tax Accountant

Service-oriented CPA with over ten years of progressive experience in the public accounting sector.

Areas of Excellence

- Comprehensive knowledge of federal and state taxation principles and practices
- Able to work through complex situations with sound judgement and discretion
- Effective Communicator: able to communicate in a professional manner

Work Experience

RubinBrown LLP, Denver, CO

Manager (General Federal Tax)

Jan 2023-current

- Responsible for all aspects of client engagement--established budgets and deadlines, managed client communication, and ensured returns progressed forward.
- Conduct primary and secondary reviews of federal and state returns

Crowe LLP, Denver, CO

Manager (Manufacturing & Distribution Business Unit)

August 2021-current

- Responsible for all aspects of client engagement--established budgets and deadlines, managed client communication, and ensured returns progressed forward.
- Utilized knowledge of tax law to identify solutions to complex tax issues. Collaborated with Specialists when necessary.
- Conducted primary and secondary reviews of federal and state returns
- Prepared and reviewed income tax provisions under ASC 740
- Managed, trained, and coached staff on tax compliance projects

Senior Tax Associate (General Federal Tax Group)

May 2018 -August 2021

- Prepared and reviewed returns for all entity forms
- Researched federal and state tax planning issues
- Prepared written responses to federal and state notices
- Acted as staff liaison by serving as a bridge between staff and the management group. Assisted with staff-led process improvements.

Tax Associate

August 2016-May 2018

- Prepared tax returns and associated workpapers for non-profits, partnerships, S-Corporations, C-Corporations, trusts, and individuals.
- Provided fixed asset and bookkeeping support to clients.

Crowe GHP Horwath, Denver, CO (merged with Crowe LLP January 1, 2017)

Tax Intern

Jan 2016-August 2016

- Prepared tax returns and associated workpapers for high net-worth individuals and trusts.
- Assisted with extension and quarterly estimated tax calculations
- Gained experience working with a variety of tax preparation software and support technology.

H & R Block, Denver, CO (seasonal)

Tax Professional

Dec. 2012-April 2015

- Prepared individual 1040 tax returns.
- Responsible for interviewing clients, gathering essential information, and ensuring all tax returns were accurate and complete.

Hazen Accounting Services

Bookkeeper/Owner (20 hours a month)

July 2012-Sept. 2018

- Offered QuickBooks services to a handful of clients.
- Reconciled AR/AP accounts, issue monthly invoices, and prepared management reports.
- Aided in the conversion from QuickBooks Pro Desktop to QuickBooks Online and Mobile Apps.

***Prior to July of 2012, worked in the geographic information systems (GIS) and regional planning space.**

Certifications & Organizations

Certified Public Accountant (CPA), Colorado, March 2018

Member, American Institute of Certified Public Accountants (AICPA)

Member, Colorado Society of Certified Public Accountants (COPCA)

Computer Skills

Tax Specific Software: Wolters Kluwer CCH Axcess, Thomson Reuters GoSystems/OneSource, Intuit ProConnect Tax Online, Caseware Working Papers, and Sage Fixed Assets.

Education

University of Colorado Denver, Degree in Progress

Masters level coursework in taxation

Colorado State University-Global Campus, December 2017

Coursework in accounting

University of Colorado Denver, December 2010

M.S., Urban and Regional Planning

University of Vermont, May 2003

B.S., Community Development & Applied Economics

Minor in Economics



CLEAR CREEK REGIONAL HOUSING AUTHORITY

AT-LARGE BOARD MEMBER POSITION

APPLICATION FORM

Please complete all sections of this application by **2/9/2026**.

PERSONAL INFORMATION

Full Name	NICHOLE NEMMERS
Date of Birth	11-11-1975
Address	1922 WALL ST BOX 351 IS 80452
Phone Number	303-359 8429
Email Address	NICHOLE@NEMMERSINC.COM

ELIGIBILITY CONFIRMATION

Are you 18 years or older as of the effective date of appointment? Yes No

Are you a resident of Clear Creek County, Colorado? Yes No

EXPERIENCE & INTEREST

Please briefly describe why you are interested in serving on the Board:

Experience working with county + municipal governments, boards + commissions.

Commitment to equitable, sustainable housing solutions that strengthen local communities

I believe stable, attainable housing is foundational to a healthy local economy + resilient community.

List any relevant experience or qualifications:

director@cccrha.us | <https://forum.clearcreekcounty.us/ccrha> | PO Box 82, Idaho Springs, CO 80452

REFERENCES

Please provide two references (name and contact information):

1. Wade Collier 720-299-0758
2. Nikki Sternin 916-717-8589
DAVE Bergen 303-875-7160

SIGNATURE

I certify that the information provided is true and accurate.

Signature: Kelvin D. Lemmer Date: 2/9/2024

Submit completed application to:

CCRHA
PO Box 82
Idaho Springs, CO 80452

OR

director@ccrha.us

director@ccrha.us | <https://forum.clearcreekcounty.us/ccrha> | PO Box 82, Idaho Springs, CO 80452

From: [DiFalco - DOLA, Robyn](#)
To: [Janine Mariani](#)
Cc: [Jessica Rupe DOLA](#)
Subject: Re: Clear Creek quarterly LPC reporting
Date: Wednesday, February 11, 2026 8:19:20 AM
Attachments: [image.png](#)

Janine,

Let me please correct my earlier statements, and confirm that the Town of Empire has already adopted a fast track policy which DOLA has already verified as compliant. After reviewing our notes, I can confirm the only two jurisdictions yet to adopt fast track are Georgetown and Silver Plume.

In case this is also helpful for your local discussions:

- Idaho Springs was awarded the \$50,000 incentive funds in January.
- Empire and Clear Creek have each qualified for \$50,000 incentive funding and simply need to propose how they plan to use these additional funds, then proceed to award/contracting.
- Georgetown and Silver Plume could each qualify for \$45,000 of incentive funds if they adopt fast track by June 30, 2026.

See [this fact sheet](#) on early adoption of fast track about the incentive funding DOLA is currently offering through June 2026.

Robyn DiFalco, Planning Capacity Unit Manager

Local Planning Capacity Grant Program (Prop 123)

Community Development Office

Division of Local Government, DOLA

She/Her/Ella*

Check my availability or schedule a meeting on: [LPC Grants](#) or [Fast Track](#)



COLORADO
Department of Local Affairs
Division of Local Government

720.682.5202 | robyn.difalco@state.co.us

1313 Sherman Street, Room 521, Denver, CO 80203

dlg.colorado.gov/local-planning-capacity-grant-program

Under the Colorado Open Records Act (CORA), all messages sent by or to me on this state-owned e-mail account may be subject to public disclosure.

On Tue, Feb 10, 2026 at 3:33 PM Janine Mariani <jmariani@idahospringsco.com> wrote:

Hello Robyn,

Thanks for clarifying this. I will add this to our agenda for next Monday's meeting so that I can ensure all of the municipalities are on the same page.

Janine

Sent from my iPhone

On Feb 10, 2026, at 2:33 PM, DiFalco - DOLA, Robyn <robyn.difalco@state.co.us> wrote:

Hi Jennifer and Janine,

We recognize that this task falls outside of Kermode's current scope of work and contract with the County. It appears I misunderstood Michael Yerman's role as a subconsultant on this project. Until yesterday, I believed he was subcontracted to provide all partner jurisdictions with fast-track technical assistance and policy drafting. My initial understanding was based on two points:

1.

County staff told us on July 23 that "the Kermode consulting team includes a planner. He has already agreed to provide assistance to each of us with respect to the code language changes required for completing the fast-track requirement."

2.

A phone call I had with Michael last fall in which he confirmed his availability to support the other CCC municipalities with fast-track efforts.

However, after checking back with Michael yesterday, he clarified that he meant he is "available if the jurisdictions reach out and contract with him separately for that work." It seems I misinterpreted the arrangement, and I apologize for adding confusion.

The fast-track requirement is another item that unfortunately got lost in translation when Amy Saxton left the County. Back in spring/summer 2025, we had considerable discussions with Amy about this during the grant application, award, and agreement drafting processes. Fast-Track adoption by all partner jurisdictions was essentially a condition of the grant award and therefore a key deliverable. Since the primary intent of the LPC grant is to support all jurisdictions remaining eligible for Prop 123, all LPC grant awards include a provision that the funding must support fast-track policy adoption, in addition to any other project objectives.

For Clear Creek County and the other municipalities, Amy envisioned this as a separate task to be completed "in tandem" with the housing authority scope of work, likely by a separate consultant or potentially by one of the current consultants under a separate contract.

Here is a proposed path forward:

- **DOLA Support:** Technical assistance is available at no cost. This is likely sufficient for Empire and Silver Plume.
- **Georgetown:** Due to their unique territorial charter, they may require additional technical assistance and/or legal review. Grant funds can be utilized to cover their municipal attorney's time for this and potentially

some planning consultant help, if budget allows.

- **Budget:** The total project budget for the grant is **\$120,000** (\$96k grant + \$24k match). While a majority of the remaining funds are intended for independent legal counsel, we hope a small portion of the remaining funds can cover any necessary supplemental consulting for the municipalities.

Let us know if it would be helpful to meet with your team to discuss further.

Robyn DiFalco, Planning Capacity Unit Manager

Local Planning Capacity Grant Program (Prop 123)

Community Development Office

Division of Local Government, DOLA

She/Her/Ella*

Check my availability or schedule a meeting on: [LPC Grants](#) or [Fast Track](#)

<image.png>

[720.682.5202](tel:720.682.5202) | robyn.difalco@state.co.us

1313 Sherman Street, Room 521, Denver, CO 80203

dlg.colorado.gov/local-planning-capacity-grant-program

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From: "DiFalco - DOLA, Robyn" <robyn.difalco@state.co.us>
Date: February 6, 2026 at 2:56:34 PM MST
To: Janine Mariani <jmariani@idahospringsco.com>
Cc: Jessica Rupe - DOLA <jessica.rupe@state.co.us>, Erica Duvic <eduvic@clearcreekcounty.us>
Subject: Clear Creek quarterly LPC reporting

Hello.

Thanks for submitting Clear Creek County's LPC grant narrative report last week. Looks like lots of great work is underway and we appreciate hearing the latest.

One important clarification about the Fast Track question in that narrative report: we are not asking about the housing authority adopting fast track; we're asking for an update on each of the partner jurisdictions in this grant adopting fast track. As a reminder, adoption of fast track policies is a key deliverable on this grant (for all 5 jurisdictions), even though it is unrelated to standing up the housing authority.

We already know that Idaho Springs and Clear Creek County adopted fast track. But we don't have any information about **Empire, Silver Plume and Georgetown** so in the quarterly narrative report, we need updates for those communities on estimated dates of adoption. Michael

Yerman was hired under this grant project for purposes of helping all jurisdictions with policy adoption. Kasia from Georgetown didn't seem to know this and we encouraged her to reach out to Yerman for help with fast track. We hope Empire and Silver Plume also know that the grant is providing funding to pay Michael Yerman to support them with fast track policy drafting and adoption.

See grant agreement, Exhibit B:

Grant Purpose/Project Description

The Project is a multijurisdictional effort to stand up a new regional housing authority, which will support and expand local capacity to advance affordable housing goals and Proposition 123 requirements, including adoption of expedited development review processes and achieve local government commitments in Clear Creek County, Georgetown, Idaho Springs, Empire and Silver Plume in Colorado.

2.2 Work Description. Clear Creek County (Grantee) acting as lead fiscal agent, will hire qualified consultants and contract legal counsel to facilitate the launch of the Clear Creek Regional Housing Authority (CCRHA). Work includes creating all foundational documents for CCRHA, preparing a strategic plan for prioritized implementation, creating policies and programs, identifying revenue streams to sustain CCRHA into the future, facilitating collaboration between all partner jurisdictions, and providing general support to all jurisdictions to achieve Proposition 123 requirements including adoption of expedited development review and reporting on unit counts.

4. DELIVERABLES

4.1. Outcome. The final outcome of this Grant is documentation that the Clear Creek Regional Housing Authority has been established as a functioning, multi-jurisdictional housing authority supported by a strategic plan and vision, submission of any related reports or work product funded by this Grant, documentation from stakeholder engagement outcomes, and adoption of expedited review processes for affordable housing projects and/or achieve Proposition 123 requirements in Clear Creek County, Georgetown, Idaho Springs, Empire and Silver Plume in Colorado.

Robyn DiFalco, Planning Capacity Unit Manager
Local Planning Capacity Grant Program (Prop 123)
Community Development Office
Division of Local Government, DOLA
She/Her/Ella*
Check my availability or schedule a meeting on: [LPC Grants](#) or [Fast Track](#)

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