



REGIONAL
HOUSING
ALLIANCE

RHA Meeting Minutes
Board of Directors
September 12th, 2024, 2:00–4:00 p.m.
Center for Innovation
Recording: No Recording Available

A. Meeting Called To Order

The meeting was called to order by Chairman Patrick Vaughn at 2:08 p.m.

B. Introductions And Roll Call

Attendees:

- Present:
 - Chair Patrick Vaughn, Member at Large
 - Vice-Chair Marsha Porter-Norton, La Plata County Commissioner (online)
 - Gilda Yazzie, City of Durango Councilor
 - Brenna Morlan, Town of Bayfield Trustee
 - Mike French, City of Durango Consultant
 - Kathleen Sickles, Town of Bayfield Manager (online)
 - Treasurer Mark Garcia, Town of Ignacio Manager
 - Clark Craig, Town of Ignacio Mayor
- Absent:
 - Kevin Hall, La Plata County Deputy Manager

Others Present:

- Sarah Tober, EDA
- Sarah Schwartz, EDA
- Louise Snodgrass, EDA
- Jessie Christensen, EDA
- Pam Moore, HomesFund
- Shirley Diaz- DOLA
- Eva Henson, public
- Annemarie, Project Moxie
- Paul Black, Fire fighters
- Andrew Atchley- DOLA (online)
- Mollie Fitzpatrick, Root Policy (online)
- Cheri Colter, Root Policy (online)
- Devin Meininger, public (online)
- Joan Fautuex, DAAR, Oil and Gas Council and Durango Chamber (online)
- Shak Powers, Region 9 (online)
- Nicol Killian, public (online)

No conflicts of interest were disclosed

C. Public Comment

No public presentations were scheduled or presented.

D. Approval Of Agenda

It was requested to swap the item F.3, the housing need assessment presentation with item F. 1, deep dive presentation as well as to remove item F.2 Public Presentation from Lynn Hyde, La Plata County Community Development Director on fast-track and the County's current planning department and projects.

After discussion, upon motion duly made by Director Craig and seconded by Treasurer Garcia, it was unanimously,

RESOLVED, that the agenda for the meeting of the Board held on September 12, 2024, in the form provided to the Directors in advance of this meeting with the removal of item F.2 and the swap of items F.1 and F.3, is hereby approved.

E. Approval Of Consent Agenda

1. August 2024 Meeting Minutes

Ms. Sarah Schwartz referred the Directors to the minutes of the meeting of the Board that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously,

RESOLVED, that the minutes of the meeting of the Board held August 8, 2024, in the form provided to the Directors in advance of this meeting, are hereby approved.

2. August 2024 Financial Statements

Ms. Sarah Tober directed the Board to the August 2024 financial statements that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously,

RESOLVED, that the August 2024 Financial Statements, in the form provided to the Directors in advance of this meeting, are hereby approved.

F. Public Presentations & Engagement with Non-RHA Entities

1. Housing Needs Assessment-Root Policy

- Previously conducted a housing needs assessment in 2021 with SWCCOG (Southwest Colorado Regional Council of Governments)
- Housing is not keeping up with population and job growth
- Big shifts in rental rates, incomes have not kept pace with rising rent rates
- Root Policy staff were looking for assistance from the Board, reviewing a survey and providing feedback and suggesting key stakeholders they should reach out to; pushing survey once available, targeting larger employers as well, subset that are specific to their business
- Board: must include Bayfield and Ignacio, have they taken incomes from 2020
- Question: Will this HSN (Housing Needs Assessment) meet the criteria for Prop 123, make sure we are reaching those who need housing not just large employers and current homeowners
- Question: Will be a regional assessment but will focus on each jurisdiction as well?
- Director Porter-Norton if the requirements from Prop 123 HNA come out after our HNA is complete can Root Policy?
 - Sarah, Mollie- we are staying informed of the changes and funding will be available for communities who need to go back and make amendments to HNA. CHFA (Colorado Housing and Finance Authority) is matching the HNA request.
- Shak Powers - has been working with Andi, Robyn and Casey on criteria for HNA for communities that have already completed an HNA, request an addendum to their current HNA

- Pat requested for Root Policy to take their recommendations and implement them into the survey
2. Deep Dive: Land Trust, Land Banking, Deed Restrictions- Shirley Diaz and Andrew Atchley, DOLA
 - Ms. Diaz and Mr. Atchley said they will provide an overview of each to narrow down where the Board would like to know more
 - Attendees introduced themselves and briefly mentioned what they knew about the above topics
 - **Land Banking**
 - a multi-jurisdictional authority may apply for Prop 123 land banking funding (to be verified by CHFA)
 - CHFA's next open application is Sept. 16-Oct. 15, 2024
 - Shovel-ready vs. actual land banking through CHFA
 - CHFA Land Banking Program
 - Request for Mr. Atchley to come back for the November 2024 Board meeting to speak on Community Land Trusts

G. Alliance Updates

Reports were given for:

1. Program Director Report- Sarah Tober
Budget and scope of work must be discussed during Nov. 2024 meeting
2. Revolving Loan Fund Updates- Sarah Tober
3. STEER Committee-Sarah Tober

H. Discussion Items/ Updates

1. RHA to Observe Selection Process for Deed-Restricted Townhome
 - October 8, 2024 - "lottery" will be held, may have to postpone, will know more information after the 27th
2. Prop 123 Updates-Sarah Tober and Sarah Schwartz
3. Legislative Updates- Director Porter-Norton
 - The County-referred measure re: Lodgers' Tax Reallocation will go to ballot; voters in the unincorporated County and Bayfield and Ignacio will vote on it;

I. Decision Items

1. RHA Director Role and Job Description
Need to update the description per Kevin Hall's request.

After discussion, it was unanimously, **RESOLVED**, that the RHA Director Role and Job Description provided to the Board in advance of the meeting is hereby affirmed but not yet approved.

J. Member Updates

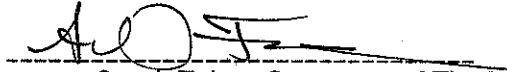
K. Adjournment

There being no further matters to discuss, it was unanimously,

RESOLVED to adjourn at 4:02 PM by Chairman Vaughn.



Patrick Vaughn, RHA Board Chair



Sarah Tober, Secretary of The Meeting