

Agenda for The Regional Housing Alliance
Board of Director's Meeting October 13th, 2025, 2:30 – 4:30 pm
570 Goddard Ave, Ignacio, CO
Zoom Meeting ID: 813 7666 5392 Passcode: 751230

1. **Call Meeting to Order** (2:30 pm)
2. **Introductions and Roll Call**
3. **Public Comment**
4. **Approval of Agenda**
5. **Approval of Consent Agenda** (2:40 pm)
 - a. [October 2025 Minutes](#)
 - b. [September Financial Statements](#)
6. **Updated Regional Housing Needs Assessment – Root Policy** (2:45 pm)
7. **Discussion Items** (3:15 pm)
 - a. Budget Committee Report – Chairman Vaughn
 - b. [Review DRAFT 2026 Funding IGA](#)
 - c. Catalyst Revolving Loan Fund Hosting 2026
8. **Public Hearing** (3:45 pm)
 - a. [Public Hearing to Adopt the 2026 Budget](#)
9. **Decision Items** (4:00 pm)
 - a. [Adoption of Updated Regional Housing Needs Assessment](#)
 - b. Approval of RFP for RHA Housing Manager for 2026
 - c. Approval of RFP for Accounting Services for 2026
10. **Member Updates** (4:15 pm)
 - a. Member at Large
 - b. Town of Ignacio
 - c. Town of Bayfield
 - d. City of Durango
 - e. La Plata County
11. **Adjournment** (4:30 pm)

**Meeting Minutes for the Board of Directors for the
Regional Housing Alliance of La Plata County**

October 16, 2025

1. Call Meeting to Order

Time: 2:05 pm

2. Introductions and Roll Call

The following directors, constituting a quorum, were present in person or by Zoom. Patrick Vaughn, Chair of the RHA, presided over the meeting noting that there was a quorum of the Board being present and he called the meeting to order at 1:00 p.m.

Attendees:

- Chairman, Patrick Vaughn, Member at Large
- Vice Chair, Marsha Porter-Norton, La Plata County Commissioner
- Treasurer, Mark Garcia, Town of Ignacio Manager
- Director Clark Craig, Town of Ignacio Mayor – excused absence
- Director Kevin Hall, La Plata County Deputy Manager
- Director Gilda Yazzie, City of Durango Mayor
- Director Mike French, City of Durango Prosperity Officer
- Director Brenna Morlan, Town of Bayfield Trustee - online
- Director (Bayfield) – vacancy

Others Present:

- Pamela Flowers LPEDA Contractor
- Sarah Tober, LPEDA
- Deedee Schadt, LPEDA Contractor
- Carolyn Moller, LPEDA Accountant
- Pam Moore, HomesFund
- Joan Fauteaux, online

- Charlie Albert, Owner of Pine River Commons
- Erica Brown, 4Core & Durango School Board

Conflicts of Interest:

Identification of any actual or perceived **conflicts of interest**

None

3. Public Comment

None

4. Approval of Agenda

Upon motion duly made by Director Gilda Yazzie and seconded by Director Mark Garcia, it was unanimously RESOLVED, that the Agenda for the October 16th, 2025 Board meeting, in the form provided to the Directors in advance of this meeting, is hereby approved.

5. Approval of Consent Agenda

July 2025 Minutes

Upon motion duly made by Director Mark Garcia and seconded by Director Gilda Yazzie, it was unanimously RESOLVED, that the minutes of the meeting of the Board held on July 17th, 2025, in the form provided to the Directors in advance of this meeting, is hereby approved.

July and August 2025 Financial Statements

Upon motion duly made by Director Mark Garcia, and seconded by Director Gilda Yazzie, it was unanimously RESOLVED, that the July and August 2025 Financial Statements, in the form provided to the Directors in advance of this meeting, is hereby approved.

6. Updates

Regional Housing Needs Assessment Update

Pamela flowers gave an update. We are working with Root Policy to align current HNA with the state requirements. They have signed a PSA and will do an addendum to it so that it can be paid for through the grant. The only thing that is pending is that we are waiting on clarification on the guidelines from the state to complete the HNA. How do we address the water issue? Does this

need to be reflected in the HNA. Each government partner provides different sources. Answers are to be determined.

- Ignacio & Bayfield Fast Track: SEH is contracted for this project and presented their plan. Now it will go to the council for vote in the first 10 days of November. If it is approved they will be eligible to receive the 50k bonus from the grant.
- Ignacio has approved it already and it has moved on to the state level.
- La Plata County Fast Track: They are contracted with Twelve Inc. This is a more complicated code analysis and audit. The process is expected to take into early next year. Deadline is the end of next year, 2026 to meet the Prop 123 agreement. If it is filed before June bonus grant money will be received.
- City of Durango has a capacity grant. Brian Devine is analyzing policy and they have two contractors in place and are working with the city development department to move it forward. It is the code that is complicating the process and they do not think that they can make the deadlines for the 50k bonus. The challenge is to get through their approval process. The City is happy to share what they learn about the process and procedures with the County.

2026 Projects

1. Ballot measure is the biggest item for next year.
2. Housing Action Plan (needs grant application approval by the board first) Once the HNA is approved, the HAP will need to be completed. Both the HNA and HAP need to be completed every 6 years.
3. Rural Resort Petition – apply for that as La Plata County
4. Submit final unit counts committed to build in 2026 and how many were built.

7. Discussion Items

- a. **2026 RHA IGA and Participation/Funding**
- b. **2026 RHA Structure and Operations**
- c. **2026 Draft Budget**

A discussion was had about all of the above related items.

- Participation is in flux for City of Durango and maybe Bayfield? The City's budget does not have a line item for the RHA participation. Mike French's suggestion is for the RHA to make the modification to a proposed IGA for the City, then present it to their council as a decision for them to make. It was an item that was not discussed at their retreat this week.
- If the ballot for La Plata County does not pass, then there will be a reduced contribution for the RHA for 2026. Maybe the contribution for all partners will be reduced.

- Bayfield – RHA received a note that says they are discussing things on the 21st, Chairman Vaughn and Pam Moore will be attending. Director Morlan says there is no decision from Bayfield yet either.
- Ignacio is willing to double their contribution.
- Budget needs to be approved by December 15, 2025.
- If we could get all to sign on to the IGA in November, that would be a start.
- Need to get the IGA proposal to the City Council for determination, so that they can make the decision as to whether or not to include it in the budget.

d. 2026 Draft Budget

Budget presented includes all the contribution from the government partners. All the services are included in this proposal. Alliance needs to scale back their involvement with RHA. Future with the Alliance would be for contract work if needed. Contract with LPEDA will end Dec 31, 2025. The server has all of the RHA information and Pamela Flowers has access to all the information online and from previous contractor Eva Hanson.

- Contractor costs are 80/20 DOLA Grant/RHA
- Quarterly meetings projected
- New space for meetings and possible office space
- New accountant
- The Board needs to decision-make on the contract with Pamela Flowers
- Budget for 2026, includes the numbers for the Contract director

There was a discussion on options for moving forward:

- Creating an IGA with the scope of work and services provided
- Discussion about the Catalyst Revolving Loan fund being with the RHA or the Alliance. The Alliance would like to keep it with them for continuity. The RHA Chairman is an advocate of keeping it with the RHA.
- Can HomesFund service the whole of the loan, not certain: Pam Moore needs to do discovery on this.
- STEER committee may not like it if the City of Durango isn't a part of the RHA.
- Form a subcommittee to work out an acceptable presentation of the 2026 budget.

Additional Note: The LPEDA and RHA have had a 3-year project and administrative contractual arrangement. The two entities will not continue this relationship past 12/31/25. The Alliance does not have the capacity to take on RHA work any longer and the RHA desires to continue as a separate entity. The RHA is working out all the necessary administrative and governance details. Each of the four entities in the current RHA will need to renew an IGA and funding agreement. Soon, commitments need to be made by each entity as to their participation. From that, the IGA can be drafted as well as a funding agreement.

Decision:

Upon a motion duly made by Director Marsha Porter-Norton and seconded by Director Gilda Yazzie, it was unanimously decided to work through the 2026 budget and create the scope of work for next year, with a subcommittee, so that it can be presented to all government partners.

8. Public Hearing

a. 2025 Budget Amendment Hearing

Upon a motion duly made by Chairman Patrick Vaughn and seconded by Director Mark Garcia the Chairman moves to open the hearing for the RHA Board of Directors to approve and adopt the 2025 Budget Amendment as presented.

There was a brief discussion about the budget and then the vote.

Hearing closed.

Upon a motion duly made by Director Brenna Morlan and seconded by Vice-Chair Marsha Porter-Norton, the RHA Board of Directors unanimously approves and adopts the 2025 Budget Amendment as presented.

9. Decision Items

a. Catalyst Fund Management/Servicing for 2026

No decision made

b. Office Space for 2026

No decision was made

c. RHA Housing Manager for 2026

No decision was made

d. Board Meeting Frequency for 2026

No decision was made

e. Catalyst Loan Bayfield HAGA Interest Extension (current rate 1.75%)

Charlie Albert: Status report on Pine River Commons

Phase one and two both have 33 units, sold first units in December 2024 and January 2025, no sales this summer, and have had some sales this fall. Completed 14 units sold 7 of them and 3 more in escrow currently. Start another 4 unit building in the next month. They will owe \$300k after the three units in escrow sell. Expect to pay back the whole loan by mid- summer. Two loans: \$700k plus the \$100k for the HVAC. The interest rate would jump to 12% if the extension is not granted.

Chairman Vaughn advocates for an extension and suggests a 9- month extension. Director French is in favor of an extension but suggests a 6-month extension so that other projects can start building in the season next year.

Director Garcia discussed Rock Creek project – request is for the \$235k to be used for phase two of their project - 7 in next phase (closed on 8 of the 9 homes in first phase). Hope to be finished with the homes by January 2026.

The suggested extension date is April 12 for Pine River Commons and April 21 for Rock Creek, based on their individual contract dates.

Upon a motion duly made by Vice Chair Marsha Porter-Norton and seconded by Director Gilda Yazzie, it was unanimously RESOLVED to extend the current interest rate on the Catalyst Loan fund for Pine River Commons to April 12, 2026 and Rock Creek to April 21, 2026 as presented to the Board at this meeting.

Director Mark Garcia abstains from the vote.

10. Member Updates

Member at Large

No comment in interest of time.

Town of Ignacio

November 13 ribbon cutting for Rock Creek would like all to attend.

Town of Bayfield

No update.

City of Durango

No update. The Residences may be having challenges with the occupants.

La Plata County

Comments were made to help those affected by the Vallecito Floods can find information on the La Plata county website, including a helpline. For anyone who may be displaced there is also a volunteer organization that is coordinating efforts. Another note: remodels can qualify for Prop 123 credit.

Acknowledgement of Pam Moore and her group HomesFund – good job from Director Mark Garcia.

11. Adjournment

Time: 3:57 pm



Regional Housing Alliance of La Plata Co.

Stmnt of Assets, Liabilities & Net Assets

As of September 30, 2025

	TOTAL		
	AS OF SEP 30, 2025	AS OF SEP 30, 2024 (PY)	CHANGE
ASSETS			
Current Assets			
Bank Accounts			
1000 TBK Operating Account	105,923	319,013	-213,091
1025 Bank of CO Money Market	503,874	251,008	252,866
Total Bank Accounts	\$609,797	\$570,021	\$39,776
Accounts Receivable	\$0	\$24,970	\$ -24,970
Other Current Assets			
1400 Prepaid Expenses	812	467	345
1510 Note Receivable - Bayfield Haga	450,000	700,000	-250,000
1511 Note Receivable - Ignacio HA	235,000		235,000
1514 Interest Receivable - Bayf Haga	1,056	1,531	-475
1515 Interest Receivable - Ignacio HA	3,119		3,119
Total Other Current Assets	\$689,987	\$701,998	\$ -12,011
Total Current Assets	\$1,299,783	\$1,296,989	\$2,795
Other Assets			
1700 Lease Deposit	350	350	0
Total Other Assets	\$350	\$350	\$0
TOTAL ASSETS	\$1,300,133	\$1,297,339	\$2,795
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	\$6,202	\$10,750	\$ -4,548
Other Current Liabilities			
2070 Accrued Expense - Office	1,500	0	1,500
2072 Accrued Expense - Loan Servicing	446	219	227
Total Other Current Liabilities	\$1,946	\$219	\$1,727
Total Current Liabilities	\$8,147	\$10,969	\$ -2,821
Total Liabilities	\$8,147	\$10,969	\$ -2,821
Equity			
2050 Beginning Net Assets	0	0	0
2053 Unrestricted Net Assets	922,574	222,265	700,309
2054 Reserved for Emergencies	10,886	6,576	4,310
2058 Restricted-Revolving Loan Fund	275,386		275,386
Net Income	83,140	1,057,528	-974,389
Total Equity	\$1,291,986	\$1,286,370	\$5,616
TOTAL LIABILITIES AND EQUITY	\$1,300,133	\$1,297,339	\$2,795



Regional Housing Alliance of La Plata Co.

Stmnt of Assets, Liabilities & Net Assets

As of September 30, 2025

Note

Account 2058 Restricted-RLF is the monthly reconciled balance of funds on hand restricted for RLF and available to loan.

Regional Housing Alliance of La Plata Co.
Budget vs. Actuals: Budget_FY 2025 Amended 10/16/25 - FY25 P&L
January - September, 2025

	Total			2025 Annual Budget (BOD Amended Oct 2025)	Notes
	Actual	Budget YTD, Amended	% of Budget		
Income					
3000 Unrestricted Revenues					
3100 IGA Member Contribution Revenue					
3101 City of Durango	73,800	73,800	100.00%	73,800	
3102 La Plata County	140,819	140,819	100.00%	140,819	
3103 Town of Ignacio	4,617	4,617	100.00%	4,617	
3104 Town of Bayfield	11,543	11,543	100.00%	11,543	
Total 3100 IGA Member Contribution Revenue	\$ 230,779	\$ 230,779	100.00%	\$ 230,779	
3118 Interest Income - RLF	9,948	11,524	86.32%	12,860	
3121 Interest Income - Bank Accounts	5,221	5,288	98.73%	6,056	
3122 Sponsorship/Donation	16,500	16,500	100.00%	16,500	
3133 Fee For Service	6,981	6,981	99.99%	6,981	Summit admissions
Total 3000 Unrestricted Revenues	\$ 269,428	\$ 271,072	99.39%	\$ 273,176	
3001 Temp Restr Operating Revenues					
3090 Catalyst Revolving Loan Revenue	43	43	99.09%	43	small final payout from closure of DIDF bank accounts
Total 3001 Temp Restr Operating Revenues	\$ 43	\$ 43	99.09%	\$ 43	
3900 Grant Revenue					
		83,887	0.00%	113,053	
3920 State & Local Grants	76,387	0			DOLA Capacity grant revenue through LPEDA
3930 Foundation and NPO Grants	7,500				DAAR/NAR funding for Summit coordination
Total 3900 Grant Revenue	\$ 83,887	\$ 83,887	100.00%	\$ 113,053	
Total Income	\$ 353,358	\$ 355,002	99.54%	\$ 386,272	
Gross Profit	\$ 353,358	\$ 355,002	99.54%	\$ 386,272	
Expenses					
4002 Grants Distributed	76,387	76,387	100.00%	94,303	DOLA Capacity grant expense through LPEDA
4015 Client Loan Expenses	1,270	1,270	100.01%	2,000	
4080 Liability Insurance	909	909	100.02%	1,215	
4119 Marketing/Outreach	635	31,000	2.05%		
4121 Summit-Coordination	15,389				

Regional Housing Alliance of La Plata Co.
Budget vs. Actuals: Budget_FY 2025 Amended 10/16/25 - FY25 P&L
January - September, 2025

	Total			2025 Annual Budget (BOD Amended Oct 2025)	Notes
	Actual	Budget YTD, Amended	% of Budget		
4123 Summit-Facility	9,369				
4124 Summit-Speakers	3,000				
4125 Summit-Supplies	1,207				
Total 4119 Marketing/Outreach	\$ 29,599	\$ 31,000	95.48%	\$ 31,000	
4140 Office Expense	3,986	3,986	100.00%	6,048	
4315 Professional Services					
4005 Prof Serv Audit Fees	9,200	9,200	100.00%	10,500	
4322 Prof'I Services- Legal Fees	6,309	6,309	100.00%	7,500	
4323 Prof'I Services- Website		0		500	
4386 Prof'I Services- Strategic Plan	4,603	6,200	74.23%	6,200	
4394 Prof'I Services-Hsng Strategy	102,242	102,242	100.00%	149,521	
					20% as DOLA grant match for
4397 Prof'I Services - RHA Director	13,855	13,855	100.00%	18,055	RHA Director role
4398 Prof'I Services - Admin Fee	17,940	17,938	100.01%	23,920	
4399 Prof'I Services-Housing Assess		0		11,250	
Total 4315 Professional Services	\$ 154,148	\$ 155,744	98.98%	\$ 227,446	
4340 Rent	3,240	3,240	100.00%	4,320	
4379 Training		0		0	
6240 Miscellaneous	678	783	86.55%	1,040	
Total Expenses	\$ 270,218	\$ 273,319	98.87%	\$ 367,372	
Net Operating Income	\$ 83,140	\$ 81,683	101.78%	\$ 18,900	

Friday, Oct 24, 2025 - Accrual Basis

Regional Housing Alliance of La Plata Co.

Revenue & Expenses by Project

January - September, 2025

	CATALYST RLF	DOLA GRANT	SUMMIT	UNRESTRICTED	TOTAL
Income					
3000 Unrestricted Revenues					\$0
3100 IGA Member Contribution Revenue				230,779	\$230,779
3118 Interest Income - RLF	0			9,948	\$9,948
3121 Interest Income - Bank Accounts	0			5,221	\$5,221
3122 Sponsorship/Donation			16,500		\$16,500
3133 Fee For Service			6,981		\$6,981
Total 3000 Unrestricted Revenues	0		23,481	245,947	\$269,428
3001 Temp Restr Operating Revenues					\$0
3090 Catalyst Revolving Loan Revenue	43				\$43
Total 3001 Temp Restr Operating Revenues	43				\$43
3900 Grant Revenue		76,387	7,500		\$83,887
Total Income	\$43	\$76,387	\$30,981	\$245,947	\$353,358
GROSS PROFIT	\$43	\$76,387	\$30,981	\$245,947	\$353,358
Expenses					
4002 Grants Distributed		76,387			\$76,387
4015 Client Loan Expenses	0			1,270	\$1,270
4080 Liability Insurance				909	\$909
4119 Marketing/Outreach			28,964	635	\$29,599
4140 Office Expense	0			3,986	\$3,986
4315 Professional Services					\$0
4005 Prof Serv Audit Fees				9,200	\$9,200
4322 Prof'l Services- Legal Fees				6,309	\$6,309
4386 Prof'l Services- Strategic Plan				4,603	\$4,603
4394 Prof'l Services-Hsng Strategy		5,242		97,000	\$102,242
4397 Prof'l Services - RHA Director		13,855			\$13,855
4398 Prof'l Services - Admin Fee				17,940	\$17,940
Total 4315 Professional Services		19,097		135,051	\$154,148
4340 Rent				3,240	\$3,240
6240 Miscellaneous				678	\$678
Total Expenses	\$0	\$95,484	\$28,964	\$145,770	\$270,218
NET OPERATING INCOME	\$43	\$ (19,097)	\$2,016	\$100,178	\$83,140
NET INCOME	\$43	\$ (19,097)	\$2,016	\$100,178	\$83,140

Regional Housing Alliance of La Plata Co.

Revenue & Expense Transaction Detail

September 2025

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
Ordinary Income/Expenses						
Income						
3000 Unrestricted Revenues						
3118 Interest Income - RLF						
09/30/2025	Journal Entry	25026		Unrestricted	mo interest accrued thru mo end Bayfield Haga loan	656.25
09/30/2025	Journal Entry	25026		Unrestricted	reconcile Bayfield Haga interest to actual	65.71
09/30/2025	Journal Entry	25026		Unrestricted	mo interest accrued thru mo end Ignacio HA/Rock Creek loan	342.71
09/30/2025	Journal Entry	25026		Unrestricted	reconcile Ignacio HA interest to actual	23.04
Total for 3118 Interest Income - RLF						\$1,087.71
3121 Interest Income - Bank Accounts						
09/30/2025	Deposit		INTEREST			1,164.43
Total for 3121 Interest Income - Bank Accounts						\$1,164.43
Total for 3000 Unrestricted Revenues						\$2,252.14
3900 Grant Revenue						
3920 State & Local Grants						
09/30/2025	Bill	1963	LPEDA-Grant match	DOLA Grant	DOLA grant rev	6,356.00
Total for 3920 State & Local Grants						\$6,356.00
Total for 3900 Grant Revenue						\$6,356.00
Total for Income						\$8,608.14
Expenses						
4002 Grants Distributed						
09/30/2025	Bill	1963	LPEDA-Grant match	DOLA Grant	DOLA grant exp	6,356.00
Total for 4002 Grants Distributed						\$6,356.00
4015 Client Loan Expenses						
09/30/2025	Journal Entry	25026		Unrestricted	reconcile Bayfield Haga fees to actual	-137.92
09/30/2025	Journal Entry	25026		Unrestricted	reconcile Ignacio fees to actual	-0.30
09/30/2025	Journal Entry	25026		Unrestricted	mo accrued loan servicing fee to Region 9 Ignacio HA/Rock Creek Loan	48.96

Regional Housing Alliance of La Plata Co.

Revenue & Expense Transaction Detail

September 2025

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
09/30/2025	Journal Entry	25026		Unrestricted	mo accrued loan servicing fee to Region 9 Bayfield Haga loan	93.75
Total for 4015 Client Loan Expenses						\$4.49
4080 Liability Insurance						
09/30/2025	Journal Entry	25025		Unrestricted	monthly liab insurance expense	101.02
Total for 4080 Liability Insurance						\$101.02
4119 Marketing/Outreach						
09/30/2025	Bill	1966	LPEDA	Unrestricted	Green Drinks hosting fee July	55.00
Total for 4119 Marketing/Outreach						\$55.00
4140 Office Expense						
09/01/2025	Check	bp	Durango Chamber of Commerce	Unrestricted	mo share triple net	85.00
09/30/2025	Journal Entry	25025		Unrestricted	monthly zeck bd meeting software	125.00
09/30/2025	Bill	1966	LPEDA	Unrestricted	Q2 printing	2.30
09/30/2025	Bill	1966	LPEDA	Unrestricted	Q3 zoom, mailchimp	146.46
09/30/2025	Journal Entry	25025		Unrestricted	monthly acctg software	89.10
09/30/2025	Expense		Bank of Colorado	Unrestricted	wire fee (region 9 dep)	10.00
09/30/2025	Bill	1966	LPEDA	Unrestricted	Q2 Chamber mtg room usage	315.00
Total for 4140 Office Expense						\$772.86
4315 Professional Services						
4005 Prof Serv Audit Fees						
09/30/2025	Vendor Credit		MBE CPAs	Unrestricted	per conversation with Kim Myers	-500.00
Total for 4005 Prof Serv Audit Fees						\$ -500.00
4322 Prof'l Services- Legal Fees						
09/01/2025	Bill	4504	Law Office of David Liberman	Unrestricted	August services-contracts	580.00
09/01/2025	Bill	4490	Law Office of David Liberman	Unrestricted	July services-board governance	660.00
Total for 4322 Prof'l Services- Legal Fees						\$1,240.00
4386 Prof'l Services- Strategic Plan						
09/30/2025	Bill	RET 00237	Sandhya Atkinson	Unrestricted	Balance due August/Sept retreat and preparation	1,365.00

Regional Housing Alliance of La Plata Co.

Revenue & Expense Transaction Detail

September 2025

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	AMOUNT
Total for 4386 Prof'l Services- Strategic Plan						\$1,365.00
4394 Prof'l Services-Hsng Strategy						
09/01/2025	Bill		LPEDA	Unrestricted	mo contract for 2025	10,000.00
09/30/2025	Bill	1963	LPEDA-Grant match	DOLA Grant	DOLA capacity match-Homes Fund deed restriction & AMI work	189.00
Total for 4394 Prof'l Services-Hsng Strategy						\$10,189.00
4397 Prof'l Services - RHA Director						
09/30/2025	Bill	1963	LPEDA-Grant match	DOLA Grant	DOLA capacity match Sept P Flowers	1,400.00
Total for 4397 Prof'l Services - RHA Director						\$1,400.00
4398 Prof'l Services - Admin Fee						
09/01/2025	Bill		LPEDA	Unrestricted	mo admin 2025	1,993.33
Total for 4398 Prof'l Services - Admin Fee						\$1,993.33
Total for 4315 Professional Services						\$15,687.33
4340 Rent						
09/01/2025	Check	bp	Durango Chamber of Commerce	Unrestricted	mo rent	360.00
Total for 4340 Rent						\$360.00
6240 Miscellaneous						
09/30/2025	Bill	1966	LPEDA	Unrestricted	Sept board retreat lunch reimb (Sage)	188.87
Total for 6240 Miscellaneous						\$188.87
Total for Expenses						\$23,525.57
Net Income						\$ -
						14,917.43

**FUNDING AGREEMENT FOR
THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY**

THIS FUNDING AGREEMENT FOR THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (the “Agreement”) is entered by and between the Board of County Commissioners of La Plata County, Colorado whose address is 1101 E. 2nd Avenue, Durango, CO 81301 (hereafter “La Plata County”), the City of Durango, Colorado whose address is 949 E. 2nd Avenue, Durango, CO 81301 (hereafter “Durango”), the Town of Ignacio, Colorado, whose address is 540 Goddard Avenue, Ignacio, CO 81137 (hereafter “Ignacio”), the Town of Bayfield, Colorado whose address is 1199 Bayfield Parkway, Bayfield, CO 81122 (hereafter “Bayfield”), and the Regional Housing Alliance of La Plata County (hereafter the “RHA”) whose address is 124 East 9th Street, Durango, CO 81301 (collectively, the “Parties”).

RECITALS

- A. The provisions of Section 18 of Article XIV of the Colorado Constitution and C.R.S. § 29-1-203 allow Colorado governments to cooperate to contract with one another to provide any function, service, or facility lawfully authorized to each local government.
- B. The provisions of C.R.S. § 29-1-204.5 allow Colorado local governments to contract and cooperate with each other to establish a separate governmental entity to be known as a multijurisdictional housing authority.
- C. Durango, Ignacio, and La Plata County established RHA as a multijurisdictional housing authority on August 5, 2004, by executing an Intergovernmental Agreement (the “IGA”) to be effective as of that same date. The IGA was amended in 2008 to include the Town of Bayfield as a party to the IGA.
- D. The Parties have previously entered into funding agreements to provide some of the funds necessary for the operation of the RHA. The Parties wish to provide additional funding for RHA for 2026, according to the terms of this Agreement.

Deleted: 3 and subsequent years

NOW THEREFORE, for and in consideration of the mutual promises, covenants and obligations set forth herein, the Parties hereto agree as follows:

1. **Term.** The term of this Agreement shall commence as of the effective date hereof and shall expire, subject to earlier termination in the event of non-appropriation as hereinafter provided, on December 31, 2026.
2. **Funding of RHA.**

Deleted: 5

- 2.1 2026 Funding Obligations – Generally. La Plata County, Durango, Ignacio, and Bayfield agree to provide funding to RHA for calendar year 2026 in the total aggregate amount of One Hundred Sixty Thousand Six Hundred Dollars (\$160,600.00). The

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Parties agree that the responsibility for funding the obligations set forth in this Section 2.1 will be shared by them in the following amounts and proportions:

La Plata County	61 %	\$97,966.00
City of Durango	29 %	\$ 46,574.00
Town of Ignacio	5 %	\$ 8,030.00
Town of Bayfield	5 %	\$ 8,030.00

2.1.1

2.2 *Payment Dates.* All entities shall make payments for the 2026 calendar year to RHA by February 1, 2026. Subsequent payments shall be made by February 1st of each subsequent calendar year.

2.3 *Budgetary Surplus.* Any surplus of funds that remain at the end of any budget year will be carried over for use by RHA, to the extent permitted by law.

3. **Services Provided by the RHA.**

3.1 *Provision of Services by RHA to Third Parties.* RHA may provide housing-related services to third-parties in order to generate additional operating income for RHA. RHA further agrees that such services shall be charged on an hourly or lump sum basis.

4. **Appropriations.** Since this Agreement involves the expenditure of public funds, this Agreement is contingent upon continued availability of such funds for payment. Should any party to the Agreement fail to annually appropriate funds for payment of the obligations set forth herein, this Agreement shall automatically terminate and none of the Parties shall have any obligation to provide funding to the RHA for the ensuing calendar year regardless of whether such funds were already appropriated by such Party's governing body.

The obligations of the Parties shall not constitute a general obligation, indebtedness or multiple-year direct or indirect debt, or other financial obligation whatsoever within the meaning of the constitution or the laws of the State of Colorado.

5. **Notices.** Except as otherwise provided, all notices provided or required under this Agreement shall be in writing, signed by the party giving the same, and shall be deemed properly given when actually received or three (3) days after being mailed, by certified mail, return receipt requested, and addressed to the Parties at their addresses appearing on the signature pages. Each party, by written notice to the other party, may specify any other address for the receipt of such instruments or communications.

6. **Applicable Law.** This Agreement shall be interpreted in all respects in accordance with the laws of the State of Colorado. Venue for any proceeding shall be in La Plata County, Colorado.

Regional Housing Alliance
Intergovernmental Funding Agreement

Deleted: <#>Funding for Project Costs. Sixty Thousand Dollars (\$60,000.00) shall be used by the RHA for projects. Each Party shall contribute the sum of Fifteen Thousand Dollars (\$15,000.00) to the RHA to be added to an account to be used solely to fund housing projects.

Proportional Shares of Funding for Operational Costs. The Parties agree that the responsibility for funding the remaining Two Hundred and Twenty-Five Thousand (\$225,000.00), to be used by the RHA for operational costs and expenses, will be shared by the Parties in the following amounts and proportions:

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7. **Modifications.** At all times during the performance of this Agreement, the Parties shall strictly adhere to all applicable federal, state, and local laws, and rules and regulations that have been or may hereafter be established. This Agreement may be modified or amended only by a duly authorized written instrument executed by the Parties hereto.
8. **RHA Board Approval.** The provisions of this Agreement have been duly approved by the Board of Directors of the RHA.
9. **Effective Date.** The effective date of this Agreement shall be the date when the last signature of the Parties is affixed to this Agreement.
10. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original and all of which shall constitute one original Agreement.
11. **Severability.** If any term or provision of this Agreement shall be adjudicated to be invalid, illegal, or unenforceable this Agreement shall be deemed to be amended to delete the invalid, illegal, or unenforceable term and the remaining terms shall not be affected thereby.
12. **Third Party Beneficiaries.** The Parties to this Agreement do not intend to benefit any person not a party to this Agreement. No person or entity other than the Parties to this Agreement shall have any right, legal or equitable to enforce any provision of this Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year set forth below.

Dated this _____ day of _____, **2025** **BOARD OF COUNTY COMMISSIONERS**
OF LA PLATA COUNTY, COLORADO

Attest:

Deputy County Clerk

Matt Salka, Chair

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

Regional Housing Alliance
Intergovernmental Funding Agreement

Commented [DL1]: May need to update signatories based upon current membership and titles.

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Dated this ____ day of _____, 2025 **CITY OF DURANGO, COLORADO**

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Attest:

City Clerk

Barbara Noseworthy, Mayor

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

Regional Housing Alliance
Intergovernmental Funding Agreement

Page 5 of 8

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Dated this ____ day of _____, 2025 **TOWN OF IGNACIO, COLORADO**

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Attest:

Town Clerk

Clark Craig, Mayor

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

Regional Housing Alliance
Intergovernmental Funding Agreement

Page 6 of 8

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Dated this _____ day of _____, 2025 TOWN OF BAYFIELD,
COLORADO

Attest:

Town Clerk

Ashleigh Tarkington, Mayor

ADDITIONAL SIGNATURE ON THE FOLLOWING PAGE

Regional Housing Alliance
Intergovernmental Funding Agreement

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Dated this ____ day of _____, 2025,

**REGIONAL HOUSING ALLIANCE
OF LA PLATA COUNTY**

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Attest:

By: _____
Title: _____

Regional Housing Alliance
Intergovernmental Funding Agreement

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2.1.1





REGIONAL
HOUSING
ALLIANCE

RESOLUTION NO. 2025-04

(Pursuant to 29-1-108, C.R.S.)

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REGIONAL HOUSING
ALLIANCE OF LA PLATA COUNTY APPROVING THE 2026 BUDGET AND
APPROPRIATE SUMS OF MONEY**

Part I: Adoption

WHEREAS, the Board of Directors (Board) of the Regional Housing Alliance of La Plata County (RHA) has relied on officers and staff to prepare and submit a proposed budget to said governing body, and;

WHEREAS, upon due and proper notice, published or posted in accordance with the requirements of Colorado law, a public hearing was held on November 13th, 2026, and interested members of the public were given the opportunity to file or register any objections to said amended budget, and;

WHEREAS, corresponding increases have been made to the revenues, or plan to be expended from reserve/fund balances of the budget, for any increases made to the expenditures, so that they remain in balance, as required by law.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. Approve and adopt the amended budget of the RHA for the 2026 calendar year, attached herein as Exhibit A.

SECTION 2. The budget hereby approved and adopted shall be signed by the Chair of the Board of Directors and made part of the public records of the Regional Housing Alliance.

Part II: Appropriation

WHEREAS, the Regional Housing Alliance of La Plata County (RHA) is adopting an amended annual budget in accordance with the local government budget law, and;

WHEREAS, the RHA has made provisions in the budget for revenues in an amount equal to or greater than the total proposed expenditures as set for in said budget, and;

WHEREAS, it is not only required by law but also necessary to appropriate the revenues and reserves or fund balances provided in the budget to and for the purposes described below, therefore establishing a limitation on expenditures for the operations of the RHA.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. Amended revenues are as follows:

GENERAL FUND:

Beginning Fund Balance:	\$ 269,246
Member Contributions:	\$ 160,600
Interest:	\$ 250
Grants:	<u>\$ 144,800</u>
Total Revenue:	\$ 305,650

SECTION 2. Amended expenditures are as follows:

GENERAL FUND:

Program Grants & Contract Expenses:	\$ 181,000
RHA Administration:	<u>\$ 123,950</u>
Total Expenditures:	\$ 304,950
Ending Fund Balance:	\$ 269,946

ADOPTED IN IGNACIO, LA PLATA COUNTY, COLORADO this 13th day of November, 2026.

ATTEST:

BOARD OF DIRECTORS
REGIONAL HOUSING ALLIANCE OF LA
PLATA COUNTY

X

Representative of La Plata Economic
Development Alliance, Secretary

X

Patrick Vaughn, President

EXHIBIT A

2026 Budget Draft V.2

formula cells

Budget Year	2023 Actual	2024 Actual	2025 Budget Amended Oct 2025	2025 Projected Final	2026 PROPOSED BUDGET
Beginning Fund Balance	223,055	228,841	1,208,846	1,208,846	269,246
Revenue					
Member Contributions	225,000	261,600	230,778	230,778	160,600
Interest Income - RLF		4,692	12,860	12,860	0
Interest Income (bank accounts)	0	14,328	6,056	6,056	250
Donations		960,343	43	43	0
Sponsorships		21,000	16,500	16,500	0
Fee Income		2,741	6,981	6,981	0
Grants		78,187	113,053	113,053	144,800
Gain/Loss on Asset	0	0	0	(960,386)	0
Total Revenue	225,000	1,342,891	386,271	(574,115)	305,650
Expenses			0		
Project Costs - IGA Funded			0		
Project Cost - Grant Funded	0	53,217	94,303	94,303	144,800
Grant Matches	0	13,304	0	0	0
Loan Service Fees		670	2,000	2,000	0
Liability Insurance	1,692	1,537	1,215	1,215	1,500
Marketing-Outreach Ballot Initiative		14,863	31,000	31,000	
General Operating (rent, utilities, office)	5,546	7,229	10,368	10,368	4,100
Audit Fees	5,200	9,008	10,500	10,500	10,500
Legal Fees	4,445	5,524	7,500	7,500	5,000
Web Maintenance	0	0	500	500	250
Professional Services - Strategic Planning (Bd Retreat)			6,200	4,603	0
Professional Services Housing Strategy	178,531	178,250	149,521	149,521	36,200
Professional Services RHA Director			18,055	18,055	92,000
Professional Services Admin & Accounting	22,800	25,320	23,920	23,920	9,600
Professional Services - Housing Assessment		50,470	11,250	11,250	0
Training		3,494	0		0
Misc	1,000	0	1,040	750	1,000
Total Expenses	219,214	362,886	367,372	365,485	304,950
Net	5,786	980,005	18,899	(939,600)	700
Ending Fund Balance	228,841	1,208,846	1,227,745	269,246	269,946

2026 Budget Draft V.2

formula cells

Budget Year	2023 Actual	2024 Actual	2025 Budget Amended Oct 2025	2025 Projected Final	2026 PROPOSED BUDGET
Fund Balance Reserve	6,576	10,887	11,021	10,965	9,149
Fund Balance - Restricted	0	125,343	375,000	0	0
Fund Balance - Unrestricted	222,264	1,072,616	841,724	258,281	260,798

** Member contributions - Board recommended split

	\$ 225,000				near final:
County	\$ 137,250	\$ 173,850	\$ 140,819	\$ 144,480	\$ 97,966
City of Durango	\$ 72,000	\$ 72,000	\$ 73,800	\$ 73,800	\$ 46,574
Bavfield	\$ 11,250	\$ 11,250	\$ 11,543	\$ 11,843	\$ 8,030
Ignacio	\$ 4,500	\$ 4,500	\$ 4,617	\$ 4,737	\$ 8,030
	\$ 225,000	\$ 261,600	\$ 230,779	\$ 234,859	\$ 160,600