



RHA Meeting Minutes

Board of Directors

March 14th, 2024, 2:00–4:00 p.m.

Center For Innovation

A. MEETING CALLED TO ORDER by Chairman Vaughn at 2:05 pm (00:00:00)

B. INTRODUCTIONS AND ROLL CALL (00:01:03)

Table with 3 columns: NAME, AFFILIATION, ATTENDANCE. Lists names like Marsha Porter-Norton, Kevin Hall, Gilda Yazzie, etc., with their affiliations and attendance status (Present, Absent, Online).

OTHERS PRESENT:

- o Mike French, LPEDA
o J.J. Desrosiers, LPEDA
o Sarah Tober, LPEDA
o Sarah Schwartz, LPEDA
o Nicol Killian, Town of Bayfield (online)
o Laurie Roberts, Public (online)
o Donna Rhealts, Public (online)
o Shak Powers, Region 9
o Joan Faunteaux, DAAR
o Jenn Lopez, Project Moxie

No conflicts of interest were disclosed.

C. PUBLIC COMMENT (00:05:10)

Jim Goodman, COO of The Glacier Club, expressed enthusiasm for RHA's efforts. He acknowledged the housing crisis and emphasized the necessity of workforce housing for community sustainability. He highlighted the impact of seasonal housing on resort communities and stressed the importance of collaboration among all entities to address the issue.



potential partnership in workforce housing and collaboration with local builders. Goodman expressed interest in returning to present more details about their employee housing process to the Board.

Laurie Roberts' comments were relayed by Ms. Tober, in relation to her email to the Board and Alliance staff. She encouraged the RHA to reconsider its targeting strategy and mentioned the concept of rapid rehousing. Roberts emphasized the availability of housing across the spectrum and urged the RHA to take this into account.

Jenn Lopez stated that Project Moxie will be sending out information to municipalities and agencies to verify the data that was collected for the update to the 3-year Workforce Housing Investment Strategy and the project tracker for Prop 123.

D. APPROVAL OF AGENDA (00::20)

The Board requested the removal of Public Presentations F.1 Brian Rossbert, Housing Colorado- Legislative Updates and F. 3 Jim Goodman, Glacier Club as well as the addition of a request for Letter of Support for Elevation Community Land Trust.

Director Craig motioned, and Director Morlan seconded to approve the consent agenda with the removal of F.1 and F.2 and the addition of a request for letter of support. The motion passed unopposed by voice vote.

E. CONSENT AGENDA (00:16:20)

The consent agenda consisted of the February 2024 Board Meeting Minutes, the February 2024 Financial Statements, Approval of 2023 RHA Annual Report and the Approval of the Housing Summit Contract with DoubleTree.

Secretaries Note: Katie and Mark arrived at 2:13

Director Craig motioned to approve the agenda, and Vice-Chair Porter Norton seconded to approve the agenda. The motion passed unopposed by voice vote.

F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES (00:19:10)

1. BRIAN ROSSBERT, HOUSING COLORADO- LEGISLATIVE UPDATES

Brian Rossbert was unable to attend and public presentation F.1 was removed from the agenda.

2. BRAD BLAKE, PINE RIVER COMMONS

Brad Blake, Pine River Commons project manager reported progress on phase 1, with 24 of 66 units under construction and major excavation done. They received a \$1.2 million DOLA grant, aiming to finish utilities by April and have residents move in by mid-July. They clarified the homes are for purchase, not low-income housing, and are focusing on assisting those in need. They've secured construction insurance and are pursuing other grants, including one with the Town of Bayfield. They're open to providing further updates and potentially organizing a board tour once construction advances.

3. JIM GOODMAN, GLACIER CLUB

Jim Goodman presented during the Public Comment session and requested to come back to the Board and present at a future meeting.

G. ALLIANCE UPDATES

1. PROGRAM DIRECTOR REPORT – SARAH TOBER (00:22:00)

Treasurer Garcia secured a \$192k DOLA grant for Ignacio through RHA, contracting a policy consultant to assist all government partners for two years. The Housing Summit Save The Date will be sent out soon, with interest from Durango Area Association of Realtors (DAAR) in sponsoring the event. RHA Board members had various speaking opportunities including Chair Vaughn at DAAR, J.J. Desrosiers and Sarah Tober spoke at Fort Lewis College. Sarah Schwartz and Sarah Tober have been invited to present at Housing Colorado and APA Conference.

2. CATALYST FUND UPDATES – MIKE FRENCH & SARAH TOBER (00:25:26)

Brad Blake and Treasurer Garcia were congratulated for securing grants in the first round of the Catalyst Fund. Projects awarded by the Catalyst Fund in Round 1 are thriving and have successfully leveraged funds for state funding applications. The revolving loan fund is progressing as planned, with a different structure involving loans. Terms are being finalized, utilizing the Catalyst Fund rubric for project evaluation but with unique terms. The underwriting process is being refined, and a small working group comprising Chair Vaughn, Jason Portz, Sarah Tober, and Mike French will make recommendations to the Board. The first round of funding is expected to begin in late April or mid-May, 2024, with a report on terms and conditions presented at the May Board meeting. The MOU is included in the Board Packet under Decision Items. Construction loans are identified as the next significant challenge for financing affordable housing initiatives, with a press release forthcoming. Round 3 of the Catalyst Fund is scheduled to launch from March 25 to May 3, 2024.

3. HOUSING SUMMIT (00:27:29)

The event space and room block reservations have been made with the DoubleTree Hotel, and the current agenda is included in the packet. Further confirmation will be sent as details become available, considering there will be no meeting in April. Contact will be made with Jim Goodman and First Southwest Bank, among others for potential sponsorships. RHA plans to conduct sessions in Spanish to cater to the diverse populations of La Plata County.

Vice-Chair Porter Norton noted the success of the Catalyst Fund but raised concerns about long-term solutions. Brad Black confirmed that many grant applications inquire about receiving local funding. Director Yazzie suggested a breakout session at the upcoming housing summit.

4. 2024 GOALS TRACKING (00:36:10)

Significant progress has been made in the first few months of 2024, and the RHA is on track to achieve several goals by mid-year.

5. STEER COMMITTEE (00:36:22)

At the last meeting, there was significant momentum, leading to the formation of a smaller subcommittee to delve deeper into issues. This bipartisan effort is noteworthy. Vice-Chair Porter-Norton inquired about the committee's needs and areas of challenge, emphasizing the importance of data. Ms. Tober highlighted the group's focus on housing needs and the desire for updated data through a housing needs assessment. Chair Vaughn stressed the need for structure and guidance to engage the community with facts. The discussion also touched on the importance of sustained funding, exemplified by the success of the Catalyst Fund and local government support. Director Yazzie expressed interest in addressing how to replenish the fund and future workforce housing needs, potentially through a breakout session at the Housing Summit. Brad Blake emphasized the bonus of local government support, demonstrating regional dedication, which is noted in grant applications.

6. HOUSING NEEDS ASSESSMENT (00:45:14)

The Board discussed the importance of a fresh data analysis of housing needs in La Plata County, facilitated by a DOH technical assistance grant. An RFP for the housing needs assessment is included in the packet, aiming to focus on Bayfield, Ignacio, and LPC. Colorado Housing and Finance Authority (CHFA) has offered to cover half the cost if RHA can match. The Board emphasized community engagement for workforce housing insights and discussed the potential cost, with estimates ranging from \$50,000 to \$100,000. Director Hall questioned whether the housing needs assessment would be an update or a new report, suggesting it might be cheaper if it's an update. Director Craig wondered if the timeline could be shortened. Chair Vaughn asked Jenn Lopez about expediting the timeline and sharing a redacted version from the Ute Tribe. Jenn mentioned that the consultants handling the needs assessment are also busy with market studies at this time of year. Ms. Tober shared that the assessment is scheduled to close on April 30th, with updates to be posted from March 15th to April 15th. Vice-Chair Porter-Norton addressed the need to update the STR section and mitigate issues, potentially through licensing. Two bills in the legislature may mandate housing needs studies, so alignment with state requirements is crucial. Marsha will provide information about these bills.

7. HOUSING CATALYST REVOLVING LOAN FUND (00:55:46)

The Housing Catalyst Revolving Loan Fund was discussed earlier in the meeting. The conversation concluded with a brief update about RHA's selection as a nonprofit featured at a summer concert series.

H. DECISION ITEMS

1. APPROVAL OF MOU FOR DIDF TRANSFER (00:59:28)

RHA Attorney, David Lieberman drafted the MOU for DIDF Transfer, which was subsequently approved by the DIDF lawyer after a brief exchange. Despite the eventual dissolution of DIDF, they intended this MOU to serve as guidance for future RHA leadership. Another MOU will be forthcoming between RHA and the Alliance to establish structure.

Director Craig motioned, and Director Sickles seconded the approval of the MOU for DIDF Transfer. The motion passed unopposed by voice vote.

2. ANNUAL IGA ESCALATION (01:05:49)

Mr. Liberman and Ms. Tober were in the process of creating a formula but identified the need to update the language to allow for grants received and/or projects the board is interested in.

Director motioned, and Director Morlan seconded to table the Annual IGA Escalation. The motion passed unopposed by voice vote.

3. APPROVAL OF RHA PARTNERSHIP ON RURAL ECONOMIC DEVELOPMENT INITIATIVE (REDI) GRANT (01:18:36)

Approval of a partnership between the City of Durango and the RHA for a grant application related to the Rural Economic Development Initiative (REDI). The main strategy being considered involved investing in childcare. It was noted that there would be no financial commitment required from the RHA other than the housing needs assessment they have already committed to.

Director Craig motioned, and Director Sickles seconded to approve the RHA Partnership on the REDI Grant contingent on the strategy being county-wide and including the Southern Ute Tribe. The motion passed unopposed by voice vote.

4. LETTER OF SUPPORT FOR ELEVATION COMMUNITY LAND TRUST (01:25:29)

The Board concluded that due to insufficient detail in the application and time constraints, they couldn't proceed with providing a letter of support. Additionally, they noted that as a best practice, letters of support should only be given for specific projects and applications, rather than general support.

I. DISCUSSION/UPDATE

1. GRANT MATRIX – SARAH SCHWARTZ (01:35:00)

During the discussion, several updates were addressed, including the consideration of adding a new tab on the screen tracker to monitor closed grants. An error was identified in the local capacity grant, which was to be rectified. Additionally, updates were provided on funding opportunities.

2. PROP 123 UPDATES – SARAH TOBER (01:39:39)

Director Henson was attending a Prop 123 meeting that was held at the same time as the RHA Board meeting. Ms. Tober noted that the Local Planning Capacity Grant awarded to RHA and Ignacio was part of Prop 123.

3. LEGISLATIVE UPDATES (01:40:38)

Vice-Chair Porter-Norton provided legislative updates, focusing on the two housing bills and a potential ADU bill. Additionally, there are 3 construction defect bills. On March 20th, EDCC will host a webinar discussing the unintended consequences of construction defect bills. She emphasized the importance of understanding their obligations and requirements, particularly concerning affordable housing and wildfire zones.

J. Member Updates

1. MEMBER AT LARGE (01:43:46)

Chair Vaughn presented to the Durango Area Association of Realtors, noting good attendance and engagement. Nicol Killian and Director Henson presented at the Wells Group's Annual Real Estate Presentation.

2. TOWN OF IGNACIO (01:45:21)

Rock Creek development is progressing as scheduled, although a challenge with La Plata Electric Association was noted, which could potentially delay progress. Fiber is being installed into the project, and an order will soon be placed with Fading West.

3. TOWN OF BAYFIELD (01:47:22)

Several development projects were discussed, including a \$1.5 million grant for a stoplight in Bayfield. CDOT is collecting signal light funds, which will decrease costs for current development projects. The Tractor Supply site development is under review. Additionally, there is consideration for a concept involving a tiny home/campground/RV area. RFPs are being issued for infrastructure at Cinnamon Heights and for a shared-use path.

4. CITY OF DURANGO (01:49:12)

City Council approved an agreement with Twin Buttes to develop 30 units at 70-130% AMI at the old Animas High School. Durango Crossing was approved for 140 affordable units. A public meeting for the Police Department and City Hall project was held. Updates were provided on their Fair Share Inclusionary Zoning Program.

5. LA PLATA COUNTY (01:51:05)

Director Hall is working with Director Sickles to secure funding for Bayfield's Cinnamon Heights project. The County and City have been collaborating on the Three Springs project. In April, they will introduce a senior planner position. Additionally, the county will begin exploring road impact fees.

K. MEETING ADJOURNED by Chairman Vaughn at 4:04pm (01:59:10)

Recording:

https://us06web.zoom.us/rec/share/5_f6PYy4LxdGPx_mYIZ_CrrgwUJic0B3zJJAnZlz5thEnPPBGdYwPRv_ph7Hd2M.hSmnSuP_wgoGD4Zk

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