



REGIONAL
HOUSING
ALLIANCE

The RHA's mission is to facilitate and support the preservation, rehabilitation, and development of appropriate affordable/attainable housing for the workforce essential to the long-term economic sustainability and resiliency of La Plata County and its communities.

RHA HISTORY & ROADMAP

2004

The Regional Housing Alliance of La Plata County is a Multi-Jurisdictional Regional Housing Authority (RHA) created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio.

2006-2013

RHA is fully staffed and launches five- point plan to develop hundreds of housing opportunities. RHA goes dormant 2017/18.

2021

RHA board held a retreat and developed an action plan that defines goals for Leadership, Staffing, Funding, and Development.

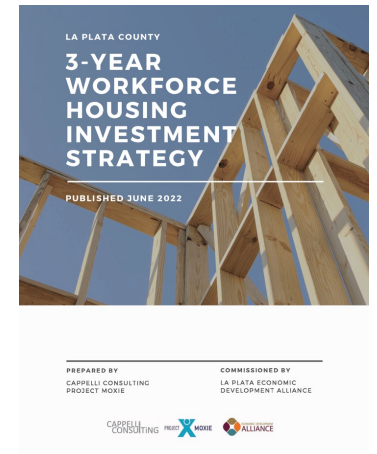
2022

The RHA entered an administrative services contract with the Alliance in November of 2022 and a separate professional services contract in December of the same year.

WORKFORCE HOUSING STRATEGY

Workforce Housing 3 Year Investment Strategy for La Plata County

- Published June of 2022
- Goal — 715 new or preserved units
- 6 Strategies for addressing housing need for the Missing Middle – Workforce
(Area Median Income (AMI) 80%-125% or \$62,800 - \$98,125 for a two-person household)
 1. *Rental*
 2. *Homeownership*
 3. *Land Development Initiative - Commit to "Big Idea" Projects*
 4. *Preservation*
 5. *Local Housing Trust Fund*
 6. *Ongoing Education and Advocacy*





Catalyst Fund 2023

- Structure
- Process
- Dollars Raised \$808,448.38
- Dollars Committed \$125,000
- Round 1 Awards | \$187,920 | 469 units & 158 below market
 1. Durango Crossings (Durango)
 2. Pine River Commons (Bayfield)
 3. Rivergate (Durango)
 4. Rock Creek Housing Project (Ignacio)
- Round 2 Awards | \$195,132 | 307 units & 247 below market
 1. Animas View MHP (Durango) *Preservation
 2. Three Springs Workforce/ MGL Partners (Durango)
 3. Westside/Triangle (Durango) *Preservation
- 2024 Expectations – 2 rounds in spring and fall, fundraising



2023 YEAR IN REVIEW



14 Housing projects in progress

3 Groundbreaking ceremonies



Attended **2023 Alliance Summit** and hosted a workforce housing break out session.



Featured in **20+ media articles** related to workforce housing

In partnership with LPEDA, the **Housing Catalyst Fund** has made an impact on workforce housing development in La Plata County.

\$383,052 funds awarded **7** projects funded **396** units to be built **200** manufactured homes to be preserved



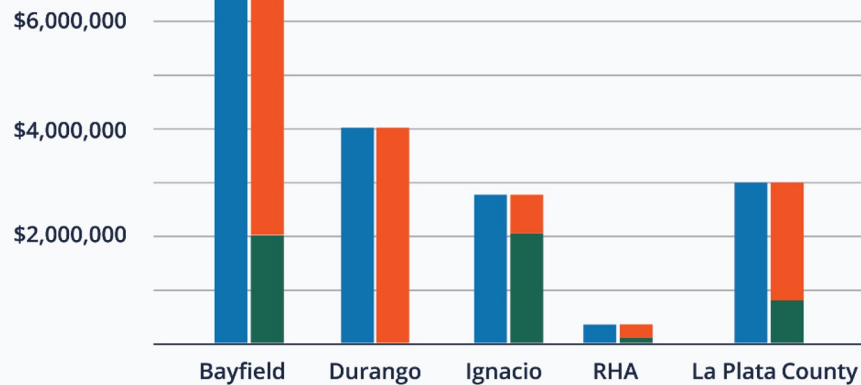
All 4 government partners opt in **Proposition 123**

\$4,956,000

grant awards tracked across La Plata County

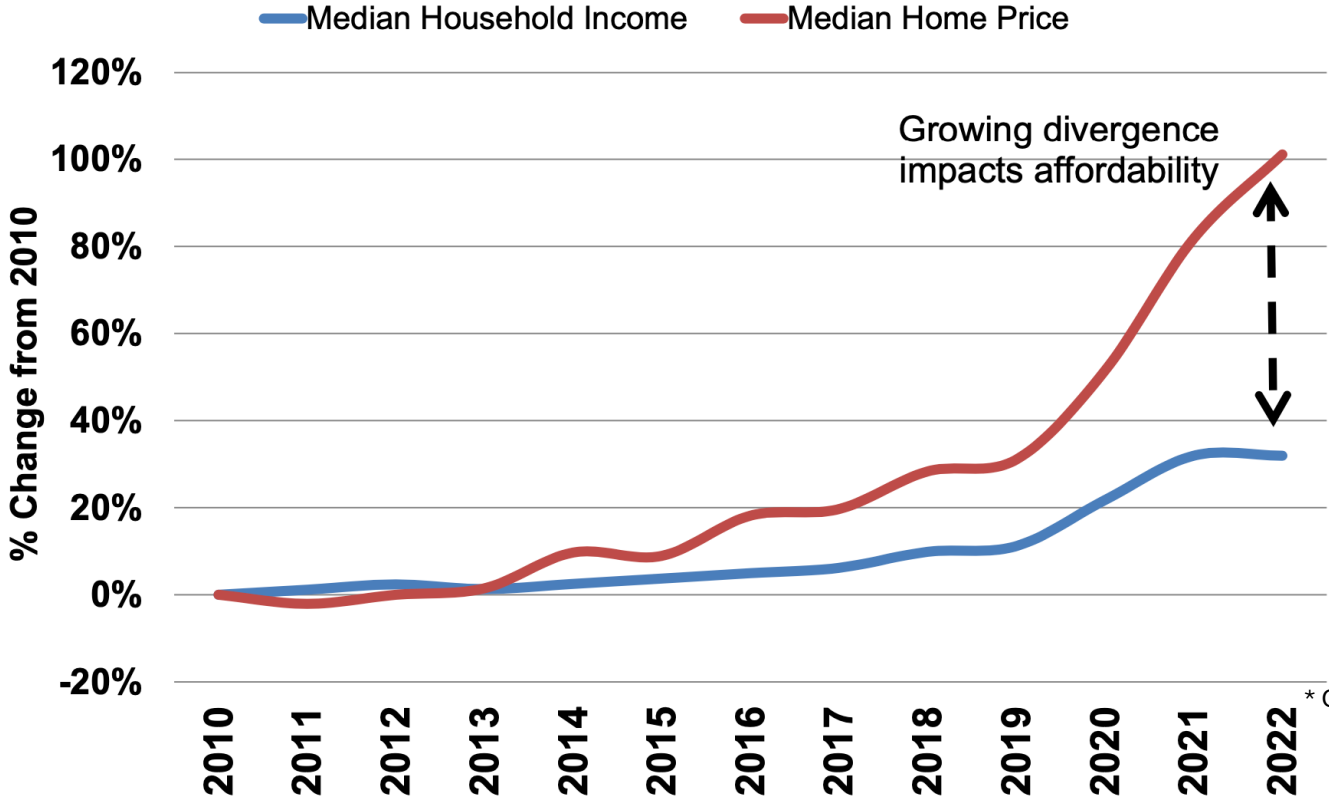
2023 GRANT TRACKER

■ Amount Requested ■ Amount Received ■ Funding Gap



Affordable Housing Shortages—Worst Market Ever

La Plata County Home Price Increase vs. Income Increase



* Courtesy of Bob Allen





All four government entities in the RHA have opted in to Prop 123!

Baseline commitments over the next 3 years:

Town of Bayfield – 14 units	60% AMI
Town of Ignacio – 14 units	Rental
La Plata County – 108	
City of Durango – 184 units	100% AMI
	Ownership
<hr/>	
Total	320 units



^ Current Projects

Rock Creek Housing Project

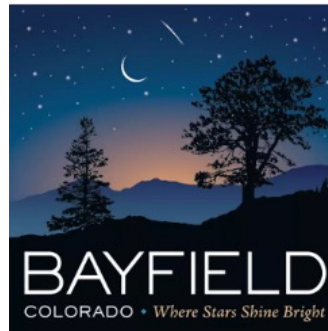
- Town of Ignacio purchased 70 acre plot and plans to bring up to 115 affordable housing units
- Canyon Construction was retained to do the infrastructure improvements and will begin work in October with an estimated completion date for infrastructure improvements of June 2024
- Groundbreaking Ceremony was held on September 14, 2023
- [Durango Herald | Ignacio Takes Steps Toward Housing Development- December 23, 2020](#)



CURRENT PROJECTS

Cinnamon Heights

- The Town of Bayfield purchased 30 townhome platted lots in May 2021.
- The land will be sold to builders in 2024 through the request for proposal process to start construction.
- The development intends to provide Bayfield with homes between 80% and 120% AMI.
- Requirements for applying include living in Region 9 for a year or more and work at least 32 hours per week in La Plata County.
- [Durango Herald | Bayfield Pushes Ahead with Affordable Housing Plan- August 24, 2021](#)



Pine River Commons

- 66 two/three-bedroom deed-restricted housing units
- Units will target homebuyers earning 120% area median income
- Groundbreaking ceremony took place on October 3, 2023, and with an estimated completion date by Summer 2024
- [Durango Herald | Bayfield Breaks Ground on Pine River Commons Townhomes- October 5, 2023](#)



CURRENT PROJECTS

Residences at Durango

- The motel-to-apartments conversion is the first low-income tax credits development of its kind, and it's also the largest affordable and low-income housing development in the region
- The development, which is expected to be completed by or before next summer, will [transform 72 motel rooms and build 48 new units](#) across two new buildings for a total of 120 one-, two- and three-bedroom apartment units



Gauge Apartments

- City of Durango Housing Innovation Division's new rental subsidy program "[Leasing for Locals](#)"
- 30 new multifamily below-market rentals to the local workforce
- Rental rates between 60% and 80% AMI will be:
 - \$994 for a one-bedroom unit (with three units available)
 - \$1,199 for a two-bedroom unit (with nine units available)
 - \$1,388 for a three-bedroom unit (with three units available)
- Rental rates between 80% and 100% AMI will be:
 - \$1,384 for a one-bedroom unit (with three units available)
 - \$1,667 for a two-bedroom unit (with nine units available)
 - \$1,929 for a three-bedroom unit (with three units available)



CURRENT PROJECTS



Westside Mobile Home Park

- Westside Mobile Home Park has become the fourth park in the state to sell to their residents since the law giving residents opportunity to purchase the lands passed in 2020.
- The 72 existing manufactured units will be replaced one-for-one, and an additional 35 units will be created for a total of 107 homes on permanent foundations.
- They received a donation of over \$500,000 from a local foundation and a \$1.5 million loan from La Plata County.
- Westside residents worked with the land trust and the community to put in a \$5.4 million bid for the property.
- [Rocky Mountain PBS | Durango Residents Celebrate the Acceptance of Their Offer to Buy Their Mobile Home Park- April 1, 2022](#)



GRANT TRACKING

Grant Tracking Stats		
Location & Use of Funds	Total Fund Amount Requested	Total Fund Amount Received
BAYFIELD	\$5,275,158	\$2,000,000
Infrastructure	\$5,275,158	\$2,000,000
Other		
DURANGO	\$16,350,051	\$6,350,051
Financing/Capital Match	\$2,230,051	\$2,230,051
Infrastructure	\$4,000,000	\$0
LIHTC	\$9,000,000	\$3,000,000
Other	\$1,120,000	\$1,120,000
IGNACIO	\$2,765,000	\$2,050,000
Infrastructure	\$2,690,000	\$2,000,000
Other		
Technical Assistance	\$75,000	\$50,000
LPC	\$3,000,000	\$800,000
Other		
Preservation	\$3,000,000	\$800,000
RHA	\$353,867	\$105,000
Administration/Planning	\$200,000	
Predevelopment	\$33,867	\$0
Technical Assistance	\$120,000	\$105,000
Grand Total	\$27,744,076	\$11,305,051

What We Track

1. Location
2. Project Title
3. Grant/Funding Body
3. Use of Funding
4. Amount Requested
5. Application Status
6. Amount Received



RHA ROLE: FINDING A LOCAL FUNDING SOURCE

RHA requested technical assistance services from the state of Colorado to undertake a process to explore a public funding source in 2024 resulting in consulting support from Enterprise Community Partners, Jenn Lopez of Project Moxie and Clark Anderson from Community Builders.

Over the last two years it has been determined that the RHA is the agency best positioned to:

1. coordinate local government technical assistance
2. track a countywide project pipeline and requests for activities that require interagency agreements or local government resources to match for competitive federal and state Programs
3. implement a long-term funding source for housing initiatives in La Plata County (by state statute)

If a public funding source is identified it would be administered by the RHA which is governed by a Board of Directors representing four local governments. Funds could be used for things like predevelopment, staffing, capacity building, and gap or match funding for land acquisition and infrastructure.

The role of the STEER Committee is to help the RHA explore local funding sources for below market housing.

Common Uses of Local Funding

Acquisition + Preservation. Land, Buildings, MHPs, Motel Conversion.

Rehabilitation and Adaptive Reuse.

Capital Investment. Infrastructure, Utilities

Match / Leverage Funding. LIHTC, Grants, etc.

Gap Finance. Direct subsidies. P3s. Pre-development. etc.

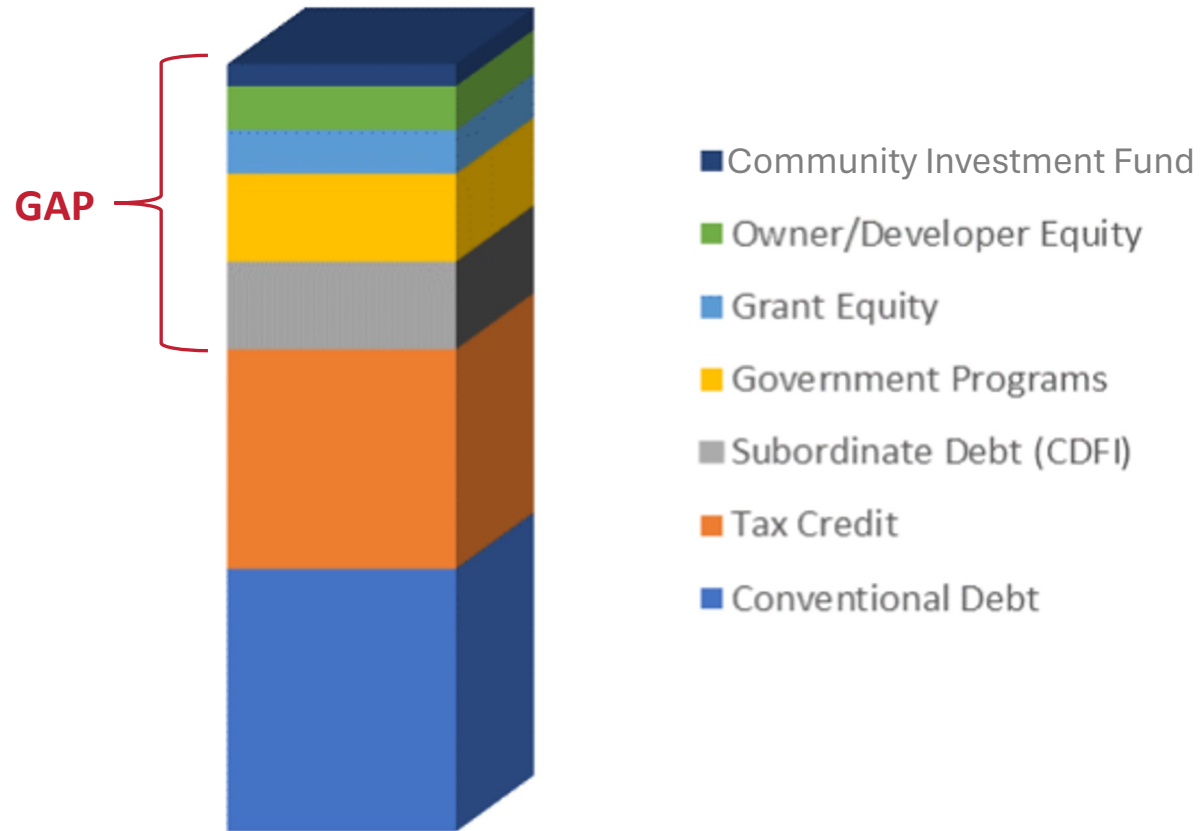
Programs. Mortgage Assistance. Buy-Downs. Education. Incentives.

Insurance on condo construction.

Capacity. Ability to do the work...



Local Funding Helps Unlock Other Gap Fillers



STEER COMMITTEE ROLE

Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams (STEER) will help answer a series of questions

—

- What options exist for a public funding source?
- What are the pros and cons of these different sources?
- How would a public fund for housing be administered?
- What could the eligible uses be?

Expected Result: STEER committee will make formal recommendations to the RHA board regarding this issue by the end of Summer 2024



2024 Outlook and Q&A

Items completed

- ☑ 2024 Strategic Plan
- ☑ 2023 Annual Report
- ☑ Build STEER Committee
- ☑ Update 3-Year Workforce Housing Investment Strategy
- ☑ Coming Home – 1st Annual Southwest Housing Summit

Still left to do:

- County-Wide Housing Needs Assessment
- Sustainable Funding Source
- Continue supporting workforce housing with technical assistance, grant applications, and tailored support
- LIHTC projects administered by RHA

