



1. **Call Meeting to Order (2 p.m.)**
2. **Introductions and Roll Call**
  - a. Identification of any actual or perceived conflicts of interest
3. **Public Comment**
4. **Approval of Agenda**
5. **Approval of Consent Agenda (2:10 p.m.)**
  - a. December 2025 Minutes
6. **Public Presentations & Engagement with Non -RHA Entities (2:15 p.m.)**
  - a. Housing Needs Assessment Presentation by Root Policy ( 1 hr.)
7. **Updates (3:15 p.m.)**
  - a. Budget Submission to DOLA
  - b. DOLA Capacity Grant - 6-month YTD glance & look ahead
  - c. Officer Election - Board Vacancy (Town of Bayfield)
8. **Decision Items (3:40 p.m.)**
  - a. Resolution 2025 -01 - Public Notice Designation
9. **Member Updates (3:45 p.m.)**

**(5 min. or less each)**

  - a. Member at Large
  - b. Town of Ignacio
  - c. Town of Bayfield
  - d. City of Durango
  - e. La Plata County
10. **Adjournment**

# Minutes of a Meeting of the Board of Directors of La Plata County Regional Housing Alliance

December 12th, 2024

## 1. Call to Order

A meeting of the Board of Directors (the “**Board**”) of La Plata County Regional Housing Alliance [RHA], was held on December 12th, 2024, commencing at approximately 2:00 pm at the FLC Center for Innovation located at 835 Main Avenue, Durango, Colorado 81301.

## 2. Introductions and Roll Call

The following Directors, constituting a quorum, were present in person or by Zoom. Marsha Porter-Norton presided as Chair of the meeting; A quorum of the Board being present and called the meeting to order at 2:05 pm.

### Board members in attendance:

Vice-Chair, Marsha Porter-Norton, La Plata County Commissioner  
Secretary, Mark Garcia, Town of Ignacio Manager (Zoom)  
Clark Craig, Town of Ignacio Mayor  
Mike French, City of Durango Prosperity Officer  
Kevin Hall, La Plata County Deputy Manager  
Brenna Morlan, Town of Bayfield Trustee  
Kathleen Sickles, Town of Bayfield Manager  
Gilda Yazzie, City of Durango Councilor

### Board members absent:

Chair Patrick Vaughn, Member at Large (excused absence)

### Others present:

Sarah Tober, EDA  
Eva Henson, EDA Contractor  
Louise Snodgrass, EDA  
Pam Moore, HomesFund  
Jessie Christiansen, EDA (Zoom)  
Emily Lashbrooke, Region 9 (Zoom)  
Shak Powers, Region 9 (Zoom)  
Mollie Fitzpatrick, Root Policy (Zoom)  
Cheri Colter, Root Policy (Zoom)  
Joan Fauteaux, DAAR (Zoom)  
Sara Monge, Project Moxie (Zoom)  
Jenn Lopez, Project Moxie (Zoom)  
Elizabeth Salkind, Housing Solutions of SW (Zoom)

**Conflicts of Interest** - no conflicts of interest were disclosed.

**3. Public Comment** - Fred Hutt, Executive Director Southwest Regional Emergency & Trauma Advisory Council (SWRETAC) - present to be an advocate for their providers.

#### **4. Agenda Approval**

Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, that the agenda for the meeting of the Board held on December 12, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

#### **5. Consent Agenda Approval**

##### **a. November Meeting Minutes**

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 on November 14, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

##### **b. November Financial Statements**

Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, that the November 2024 Financial Statements, in the form provided to the Directors in advance of this meeting, is hereby approved.

#### **6. Public Presentations & Engagement with Non-RHA Entities**

##### **a. Emily Lashbrooke at Pagosa Springs Community Development Corporation presented on Proposition 123 Area Median Incomes Inequities**

Emily Lashbrooke presented information on an affordable housing project in Pagosa Springs. She identified issues with the current Prop 123 funding requirements at 100% Area Median Income (AMI) and income qualifying households.

Director Morlan inquired why lobbying for this is important, she thought Pagosa Springs could identify Pagosa as a rural resort area, and ask for higher AMI. Lashbrooke confirmed that many rural resort designations (like Beaver Creek) are being denied by the state due to strict regulations. Also, this type of designation only would apply to rental projects, not homeownership.

Director Morlan inquired why Lashbrooke was using 30/35% AMI when mortgages are done based on debt/income ratios. Lashbrooke shared the reasoning is because CHFA uses the same formula to calculate affordability. Also the Division of Housing says that you can go up to 35% of the person's income that will go towards housing in mountain towns. These are imperfect models and broader scale for a different day with Colorado Housing and Finance Authority (CHFA).

Director Hall brought up the other side of the argument about not making AMI too high. Acting Chair Porter-Norton mentioned at the Colorado Counties Inc. (CCI) conference, they have not taken a formal position on this and elaborated on this being a state-wide issue.

Director French identified and encouraged Lashbrooke to talk about the differentiation between rental and ownership.

Eva Henson suggested discussions on using average AMI higher than 100% (e.g such as 120% AMI) to allow a range of units versus a hard requirement at or below 100% AMI.

Lashbrooke is looking for a letter of support ideally before the first session next year once a draft bill is created. Acting Chair Porter-Norton would like to see the draft bill to have further discussion with the rest of the board at a later time.

### **b. Housing Needs Assessment Update by Root Policy**

Mollie Fitzpatrick presented data trends and affordability gaps. Cheri Colter presented community engagement results from interviews with local stakeholders.

Acting Chair Porter-Norton brought up concerns with results showing 36% of participants "feeling secure in their housing situation." Fitzpatrick acknowledged the purpose of the survey is less about finding statistically representative portions, and more about trying to cover a sample of people who do have housing needs. The final report will have better conclusions about what types of interventions are most needed to help people feel more secure in their housing. Director Clark expressed concern with having old data on the graph for La Plata County home values vs affordable price. Fitzpatrick will double check to make sure the graphic is updated to 2024. The Rent Distribution graph only goes to 2022 since it comes from the Census Bureau. Budgetary restraints don't allow for a fully statistically representative survey, which would cost over \$40k.

No formal action was taken or required from the Root Policy presentation and will come back in January to present the draft Housing Needs Assessment Report.

**7. Alliance Updates** - Ms. Sarah Tober provided a brief update including: two new Alliance board members recently added, the 2025 budget was approved, Childcare Investment Strategy is finishing up by end of January, an AI Conference summary was shared, and a reminder there will not be a member meeting in January. No formal action was taken or required.

### **8. RHA Updates - presented by Eva Henson**

Ms. Eva Henson provided a brief verbal update including the Rock Creek Prop 123 funding grant application has been completed by Director Garcia in partnership with Shirley Diaz, Project Moxie and Eva Henson. Catalyst Revolving Loan Fund - Pine River Commons executed their loan documents for \$700k in August (5 units complete, 3 of them are under contract and closing in December, \$50k from each will go back into the fund after units close). Ignacio Housing Authority loan documents were executed in November, finishing paperwork soon to deploy funding for the Rock Creek project. Catalyst Round 4 was extended and there are two applications received. DOLA Capacity Grant - Henson is project manager and monitoring consultants closely to ensure deliverables are being met. Multiple board members expressed concern with Project Moxie providing another deep dive presentation, they would rather the money be used towards tactical execution. Henson will provide that direct feedback to Jenn Lopez, Project Moxie. No formal action was taken or required.

## 9. Public Hearing

### a. Approval of Resolution 2024-05 Budget Adoption & Appropriation 2025

Acting Chair Porter-Norton initiated a discussion regarding the 2025 Budget and a full discussion followed. No public comment occurred.

Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, that the Resolution 2024-05, in the form provided to the Directors in advance of this meeting, is hereby approved.

**b. Approval of Eva Henson as the Contract RHA Director and authorization for contract negotiations** - Tober initiated a discussion regarding Eva Henson as the Contract RHA Director, through one-time DOLA Local Capacity Grant, and explained no signatories would be removed, Sarah Tober would remain, and Eva Henson would be added.

Upon motion duly made by Director Morlan and seconded by Director Sickles, it was unanimously **RESOLVED**, to proceed with contract negotiations with Eva Henson as the Contract RHA Director, in the form provided to the Directors in advance of this meeting, is hereby approved.

### c. Approval of 2025 Meeting Schedule

Eva Henson initiated a discussion regarding the 2025 Board Meeting Schedule and the Board affirmed.

## 11. Member Updates

Member updates were presented. No formal action was taken or required.

## 12. Adjournment

There being no further business, the meeting was adjourned at approximately 3:54 pm by Acting Chair Porter-Norton. The next meeting is scheduled for January 9th at 2:00 pm at The Durango Chamber and via Zoom.

Respectfully submitted,

Signed: Marsha Porter-Norton, Acting RHA Board Chair: \_\_\_\_\_

Signed: Sarah Tober, Secretary of Meeting: \_\_\_\_\_

Regional Housing Alliance

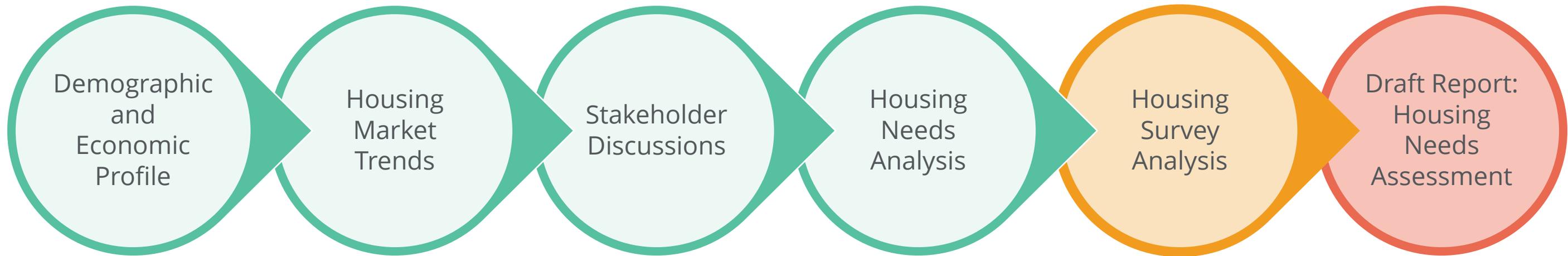
# LA PLATA COUNTY HOUSING NEEDS ASSESSMENT



PRESENTED BY

Mollie Fitzpatrick, *Managing Director*

**Project Objective:** *Better understand housing needs in La Plata County and its communities, especially related to workforce housing demand.*



*La Plata County HNA: Project Overview*

# Data Trends & Affordability

**Data sources and notes:** *The report (and presentation) rely on the U.S. Census Bureau's American Community Survey (ACS) data and state demographer estimates as well as market sources such as CoStar, Zillow Analytics, and MLS sale listings. At the time the research was conducted, the most recent ACS data available were 2022 5-year estimates. ACS is the only data source for reported resident incomes and certain housing stock and market metrics. However, where possible, ACS data are supplemented with more recent market data through Q2 and/or Q3 of 2024 (including sale prices and market-rate multifamily asking rents).*

# Socioeconomic Trends

- La Plata County's population post Covid has steadily grown following a period of little to no growth between 2018 and 2020.
- La Plata County's senior population (over 65) is projected to increase from 19% of the population share in 2022 to 26% in 2050.
- Job growth slightly outpaced housing production 2012-2022 (leading to an undersupply of housing overall).
- Income shifts over the last decade show an increase in the number (and proportion) of households earning more than \$100,000 per year. This shift reflects income gains for some, coupled with an influx of higher income residents.
- Poverty in La Plata County is moderate at just over 11%, though some resident groups are disproportionately impacted by poverty.
- In-commuting as a percentage of primary jobs was fairly consistent between 2012 and 2021 (averaging about 27%), but may be on the rise, according to 2022 data, which shows nearly one-third (32%) of workers commuting from elsewhere. The most common counties where workers are commuting from are San Juan County in New Mexico (8%), Montezuma County (4%) and Archuleta County (2%).

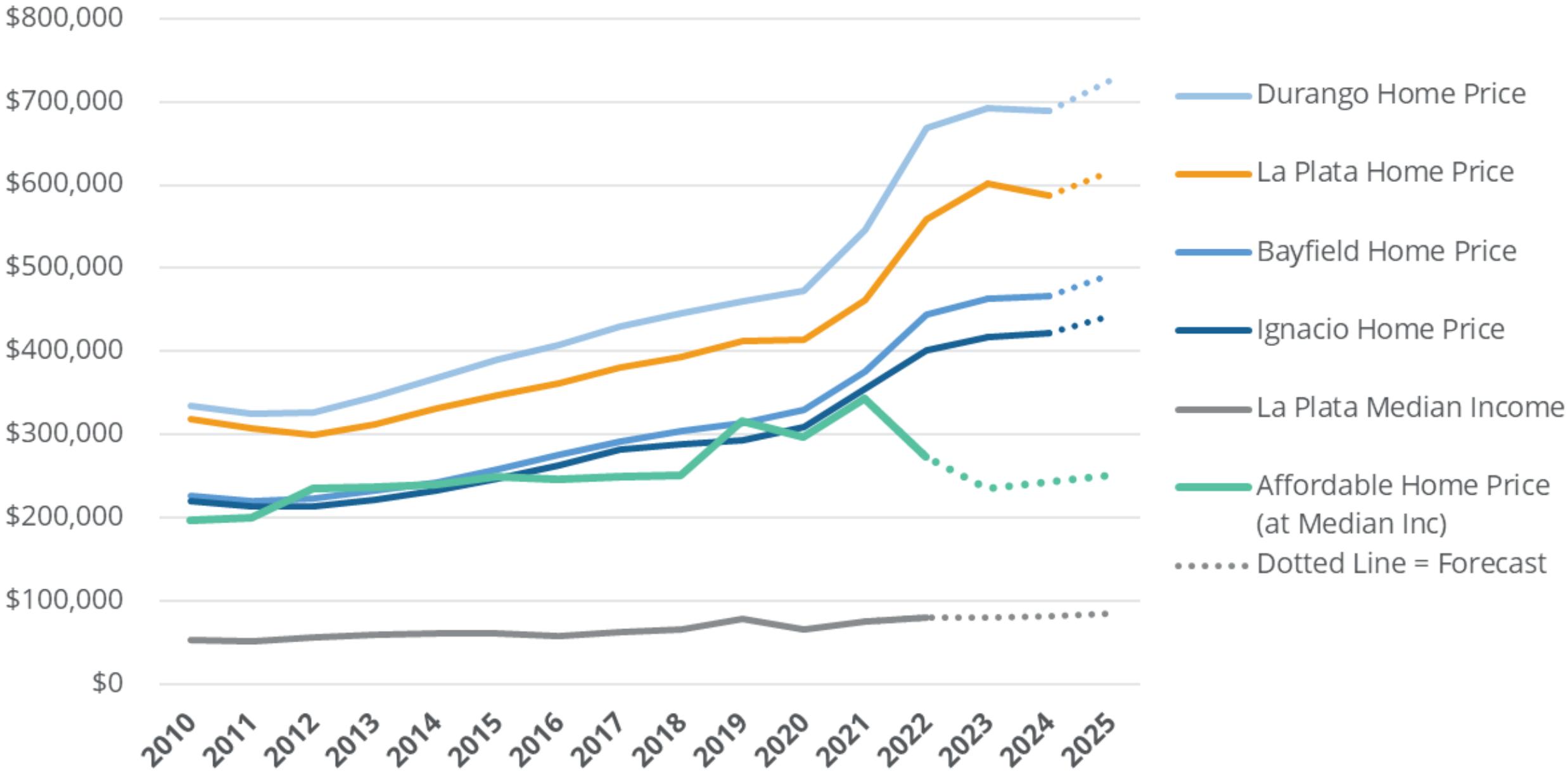
# Housing Market Trends

- The majority of La Plata County's housing stock is single-family detached products—however, recent permitting has shown an increase in multi-family housing types (concentrated in Durango).
- The vast majority of La Plata's housing stock—82%—is occupied by permanent resident households. Of the remaining 18%, about half of units are vacant for “recreational, seasonal, or occasional use”—including short-term rentals.
- 71% of La Plata County households own their home. Bayfield has the highest homeownership rate at 74% and Durango has the lowest rate at 55%.
- The median sale price in the county across in 2023/24 was about \$650,000—up 71% since 2017-2018 when the median was around \$375,000.
- For sale homes priced below \$500,000 have dramatically declined, comprising only 32% of homes sales in the county in 2023/24, down from 73% in 2017/2018.
- The median rent paid by renters, accounting for the use of regulated affordable units and vouchers is about \$1,350 (as of 2022). The current asking rent of market-rate units is about \$1,500 (as of 2024).
- Rental units in the county have increasingly shifted to higher price points over the last decade, resulting in a sharp decline in units affordable to low- and middle-income households.

# Affordability Challenges

- 30% of La Plata County households are cost burdened. Rates of cost burden are more prominent among renters: half are either cost burdened or severely cost burdened.
- Increases in both rent and home prices exceeded the change in median incomes—compressing affordability for renters and buyers. Rising interest rates exacerbated affordability challenges for buyers.
- Mismatches in supply and demand by price-point show affordability needs are concentrated:
  - below 50% AMI in the rental market (especially rents <\$1,000); and
  - below 150% AMI in the for-sale market (homes priced below roughly \$400,000).
- There are only 9 industries in which average wages are high enough to afford median rents in La Plata County. There are no industries that have average wages high enough to afford the median home sales price in La Plata County (even with 1.5 workers per household).
- In order to keep up with projected growth, the County needs to create an additional 1,550 units over the next five years.

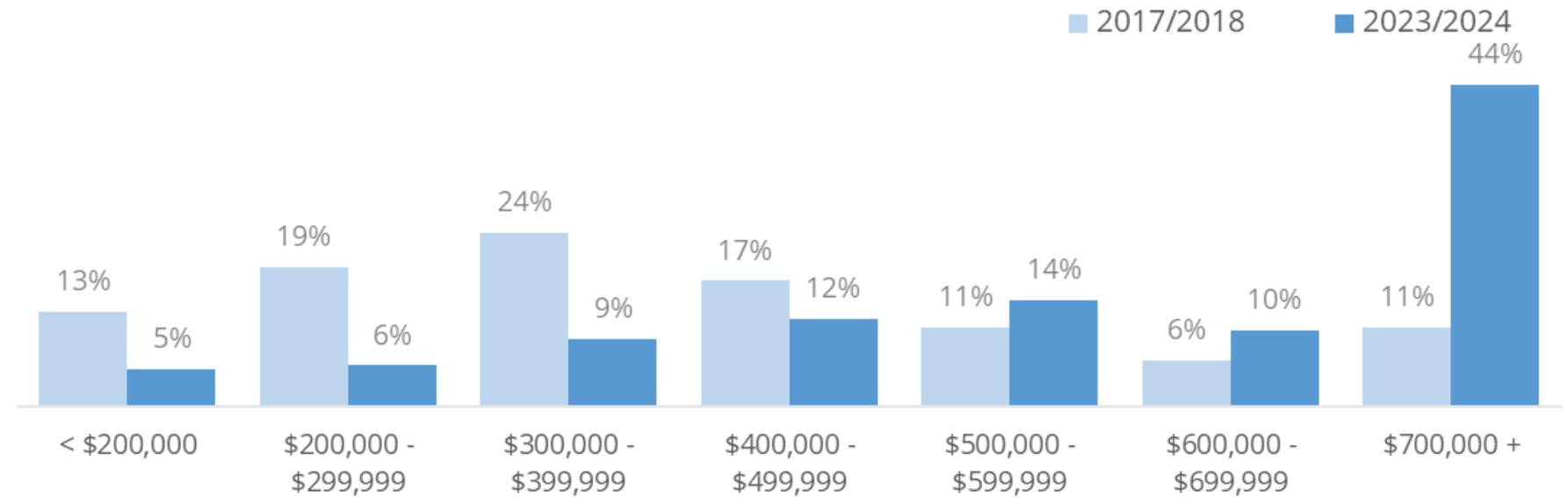
# LA PLATA COUNTY HOME VALUES VS AFFORDABLE PRICE: Recent interest rates hikes have severe impact on affordability



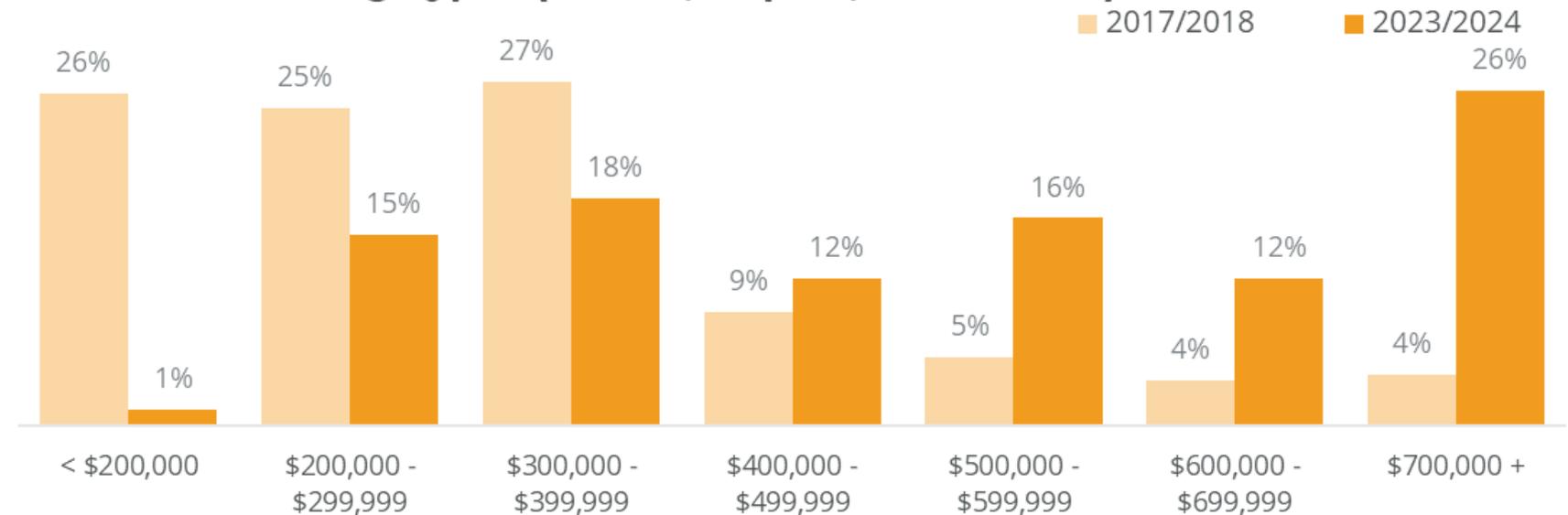
# Price Distribution

For sale homes priced below \$500,000 have dramatically declined, comprising only 32% of homes sales in the county in 2023/24, down from 73% in 2017/2018.

## All Sold Homes



## Attached Housing Types (Condo, Duplex, Townhome)

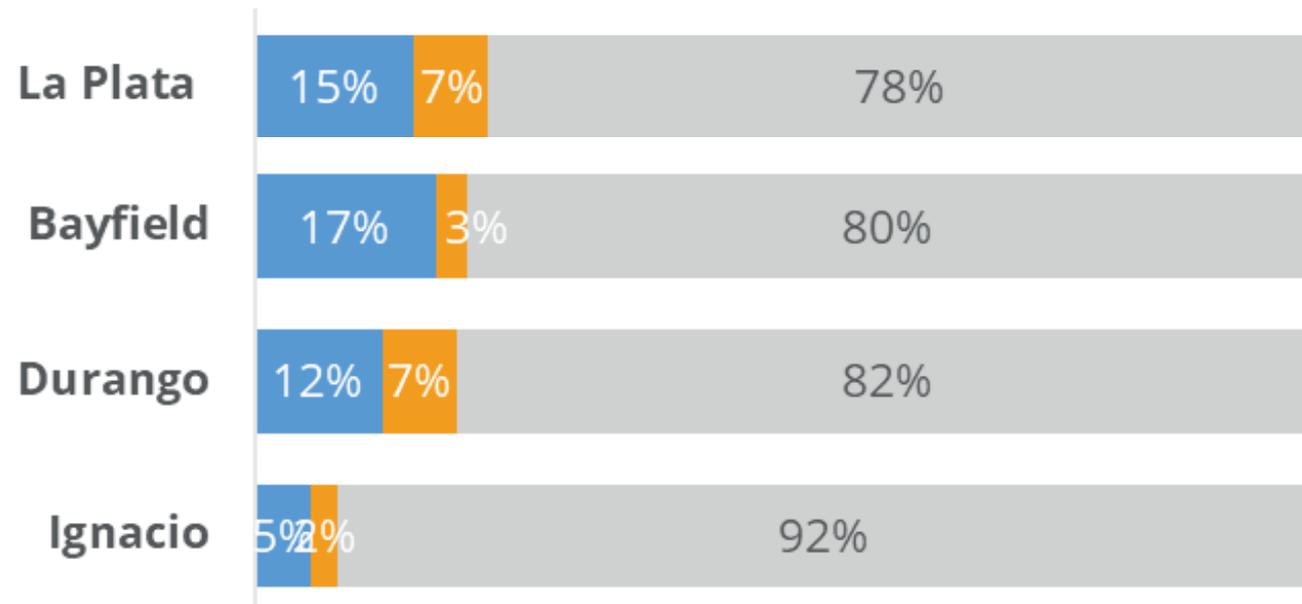


# Cost Burden:

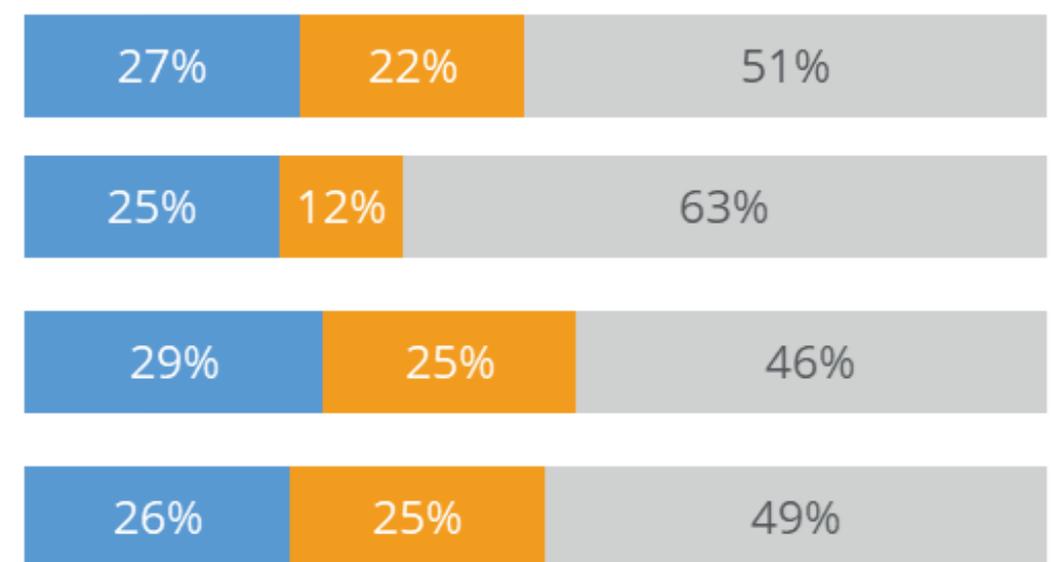
Spending more than 30% of gross household income on housing costs.

- Cost Burden (30%-49% of income on housing)
- Severe Cost Burden (50%+ of income on housing)
- Remainder

## Owner Households



## Renter Households



# Affordability Changes at the Median

	2012	2017	2022	Percent Change	
				2012-2022	2017-2022
<b>Income</b>					
Median Household Income	\$57,407	\$62,533	\$81,936	<b>43%</b>	<b>31%</b>
Median Renter Income	\$39,209	\$40,636	\$48,454	<b>24%</b>	<b>19%</b>
Median Owner Income	\$67,376	\$75,242	\$96,611	<b>43%</b>	<b>28%</b>
<b>Rent / For Sale Prices</b>					
Median Rent	\$971	\$1,090	\$1,344	<b>38%</b>	<b>23%</b>
Median Home Sales Price	\$305,317	\$402,871	\$630,667	<b>107%</b>	<b>57%</b>
<b>Purchasing Power</b>					
Affordable Home Price at Median Household Income	\$258,825	\$253,355	\$267,365	<b>3%</b>	<b>6%</b>
Interest Rate	3.65%	4.54%	6.50%		

# Current Affordability Gaps

Mismatches in supply and demand by price-point show existing affordability needs are concentrated:

- below **50% AMI** in the rental market; and
- below **150% AMI** in the for-sale market.

## Rental Affordability Gap

La Plata renters earning <50% AMI

2,715

La Plata rental units <50%AMI

1,752

**GAP:  
963 units**

## For-Sale Affordability Gap

Renters earning 50%-150% AMI

43%

For-sale supply <150% AMI

15%

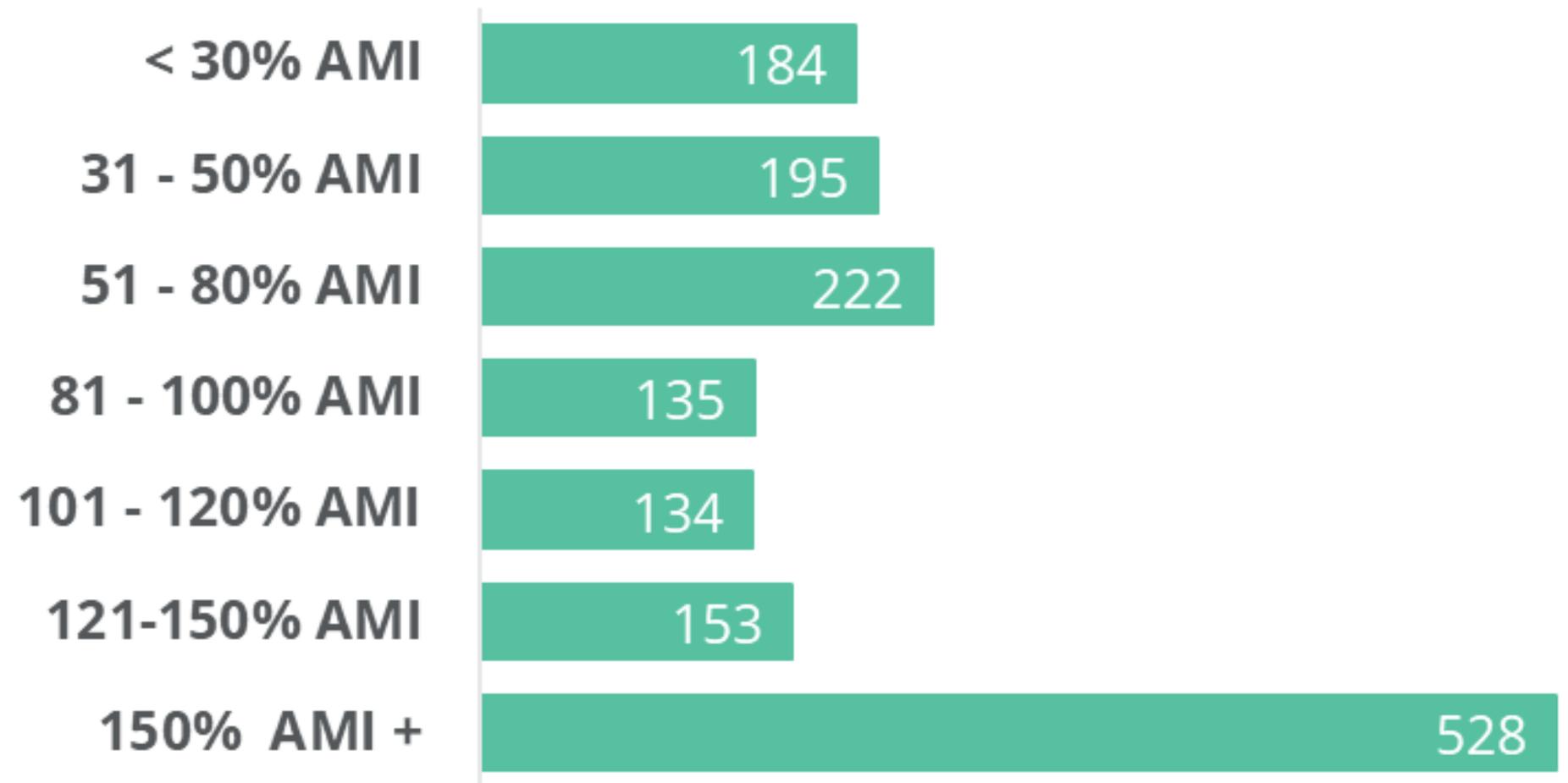
**GAP:  
28 percentage points**

# Future Housing Needs

To keep up with projected growth, the county needs to create 1,550 units over the next 5 years.

## 1,550 units over 5 years

Units Need by Income/Affordability Level



# Survey Results Update

# Respondent Profile

	Number	Percent
<b>Total Responses/Population</b>	<b>436</b>	<b>100%</b>
<b>Geography</b>		
Bayfield	94	21%
Durango	185	42%
Ignacio	22	5%
Other / Unincorporated	58	13%
No response / outside of La Plata	77	4%
<b>Housing Situation</b>		
Homeowner	203	55%
Renter	125	34%
Other (RV, motel, etc.)	37	10%
<b>Race/Ethnicity</b>		
Non-Hispanic White	243	75%
Native American/American Indian	29	9%
Hispanic or Latino	37	11%
<b>Age</b>		
19 to 24 years	23	7%
25 to 34 years	84	26%
35 years to 64 years	195	59%
65+	24	7%

	Number	Percent
<b>Income</b>		
Below \$50,000	82	25%
\$50,000 up to \$100,000	129	40%
Above \$100,000	112	35%
<b>Employment</b>		
Full time	211	65%
Part time	30	9%
Self employed	31	10%
Retired	15	5%
Other (unemployed, student, etc)	39	12%
<b>Household Characteristics</b>		
Couple without Children	65	20%
Households With Children	90	14%
Multigenerational	28	9%
Single Parent	23	8%
Roommates	27	8%
Single Adult Living Alone	36	11%

# Housing Choice:

Which factors were most important to you when choosing a home or apartment in the city/county in which you live? (green highlight indicates top 3 selections by category)

	La Plata County Residents	Tenure		Income		
		Owner	Renter	0-\$50K	\$50-\$100K	\$100K+
Cost/I could afford it	82%	75%	82%	55%	68%	63%
Close to work/job opportunities	41%	28%	56%	39%	21%	31%
Outdoor space for children and/or pets	32%	34%	21%	12%	22%	33%
Number of bedrooms/size	31%	33%	29%	26%	18%	25%
Safety of neighborhood	27%	26%	24%	13%	19%	27%
Allows pets	23%	12%	37%	21%	24%	12%
Close to family/ friends	21%	18%	11%	12%	12%	13%
Liked the type of apartment/unit	19%	19%	22%	10%	16%	21%
Close to quality schools	16%	19%	8%	13%	9%	15%
Good investment for rent or resale	14%	20%	2%	4%	12%	14%
Needed a place to live quickly	14%	6%	22%	22%	11%	5%
Close to grocery stores	10%	8%	10%	5%	7%	6%
Want to live near people like me	6%	5%	3%	4%	5%	4%
Amenities	5%	3%	3%	4%	2%	4%
Accessibility features	3%	2%	2%	1%	2%	1%

# Housing Choice:

What would make you feel more secure financially in your current housing situation?

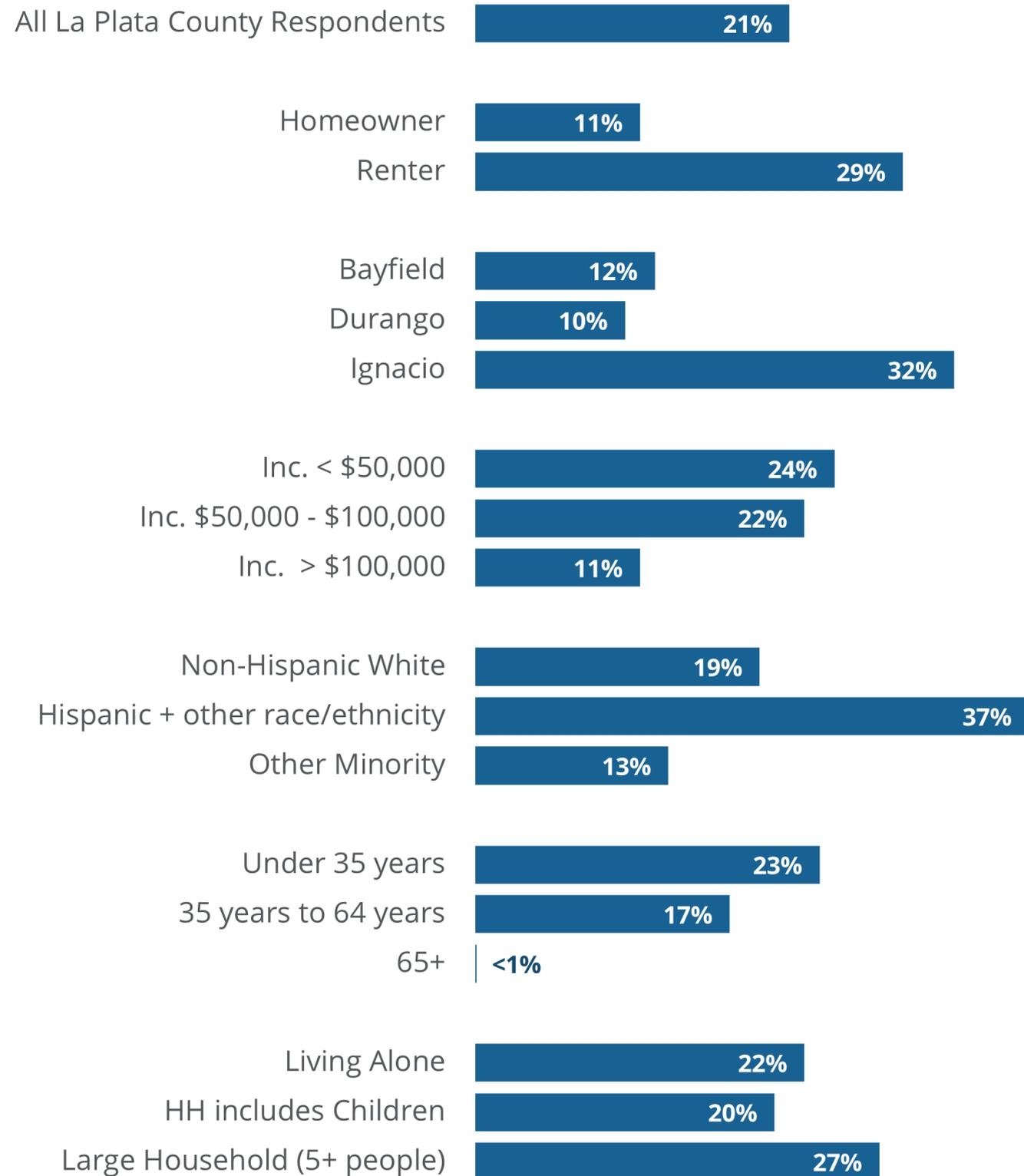
	All Residents	Tenure		Annual Income		
		Owner	Renter	<\$50K	\$50-\$100K	\$100K+
Find a home I can afford to buy	22%	10%	37%	35%	32%	19%
Help with a down payment to buy a home	16%	30%	31%	24%	26%	12%
Help getting a loan to buy a house	16%	2%	32%	32%	22%	11%
Money to make critical repairs	13%	16%	8%	16%	20%	12%
Assistance to help me pay rent each month	11%	3%	19%	27%	10%	4%
Homeownership counseling so I can buy a home	9%	3%	19%	20%	12%	6%
Money or assistance to build an ADU on my lot	6%	10%	2%	4%	9%	12%
Help with a security deposit for a rental unit	6%	1%	10%	12%	10%	4%
Help with rental housing search/rental applications	5%	1%	6%	10%	4%	4%
Information on my rights as a tenant	4%	0%	9%	9%	5%	2%
Moving back in with my parents or family members	2%	0%	8%	7%	5%	1%

\*Note: 26% of respondents indicated they feel secure financially in their housing situation

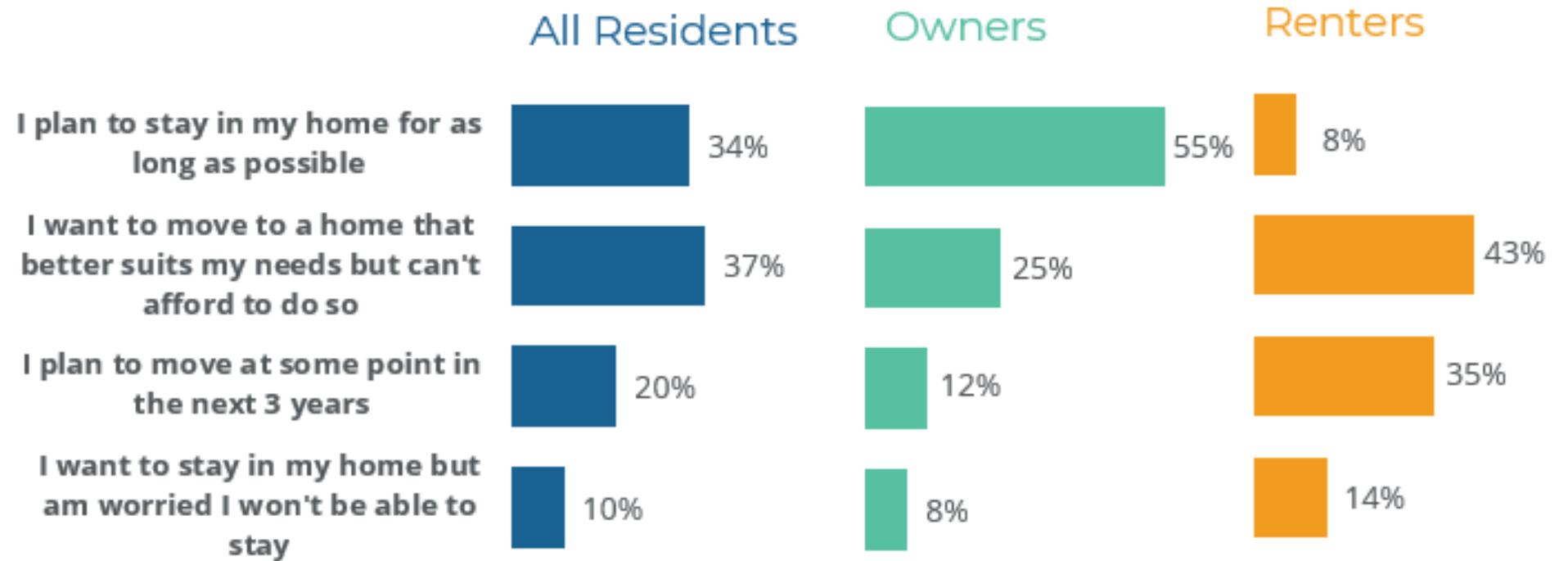
# Housing Condition

Percent of respondents within each category who rated their home condition as “fair” or “poor”

Note: “fair” means housing unit needs a lot of work, “poor” means unit is unsafe and needs major improvement

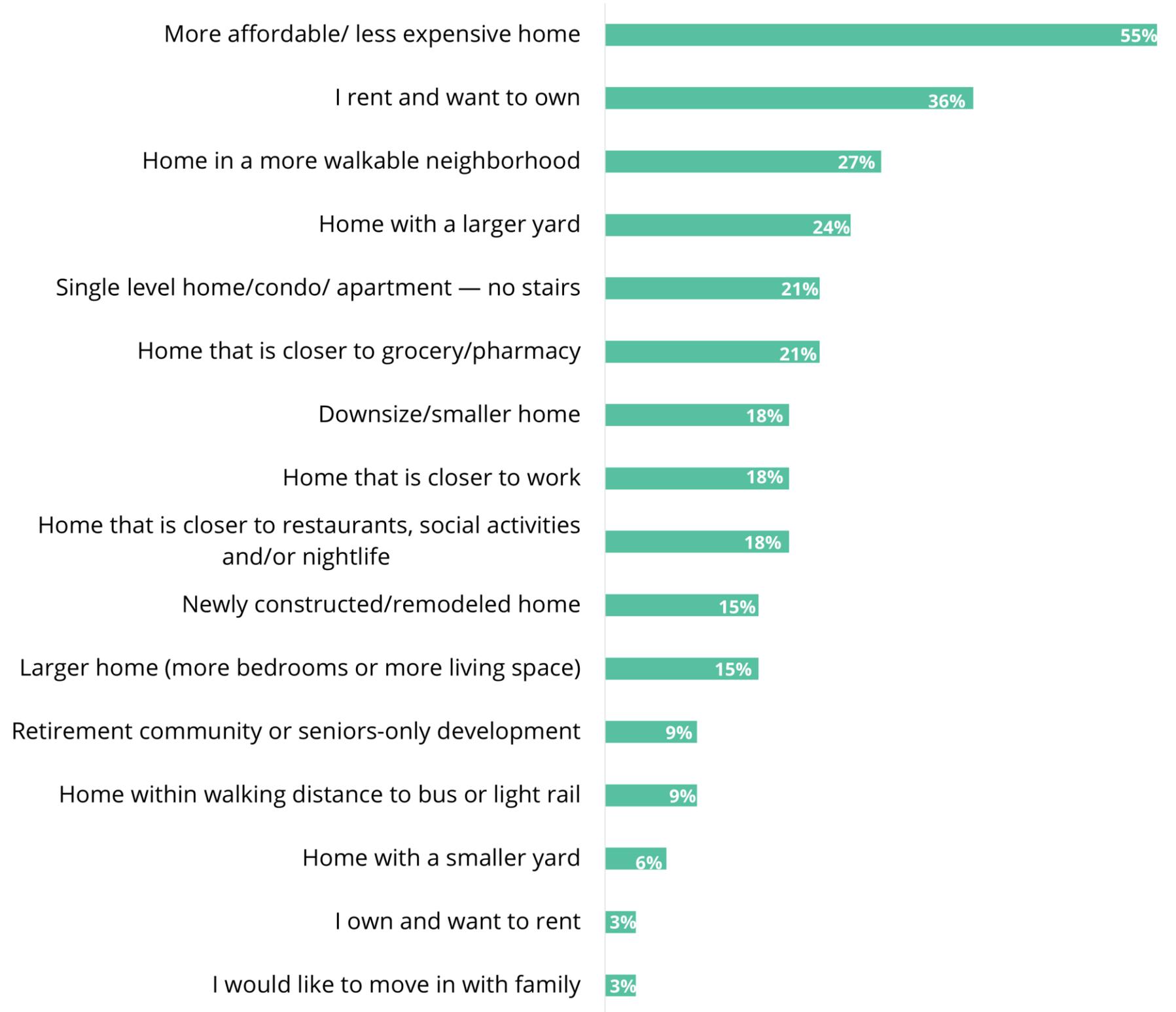


# Future Housing Plans



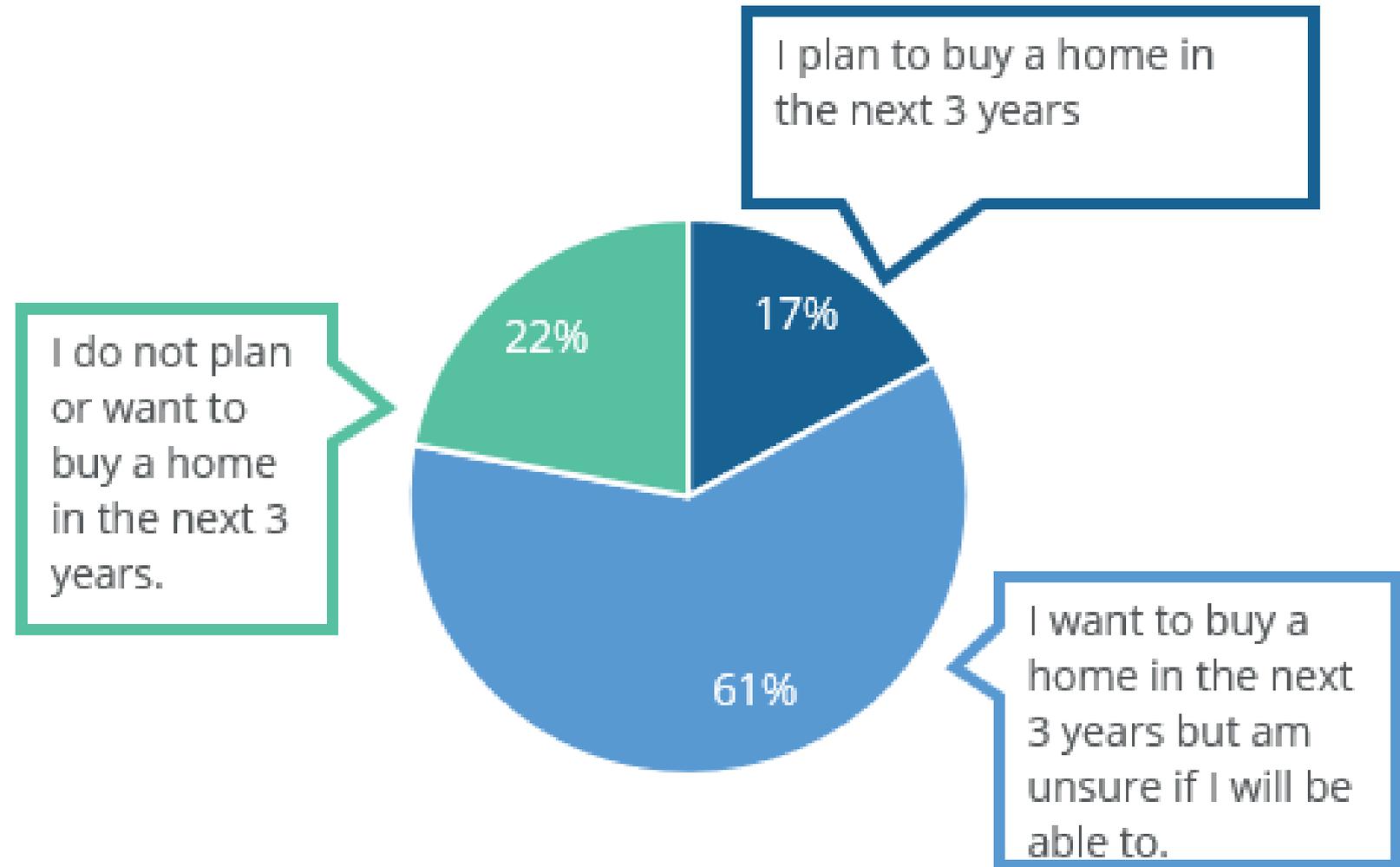
# Future Housing Plans

If you were to move, what type of housing would best fit your needs?



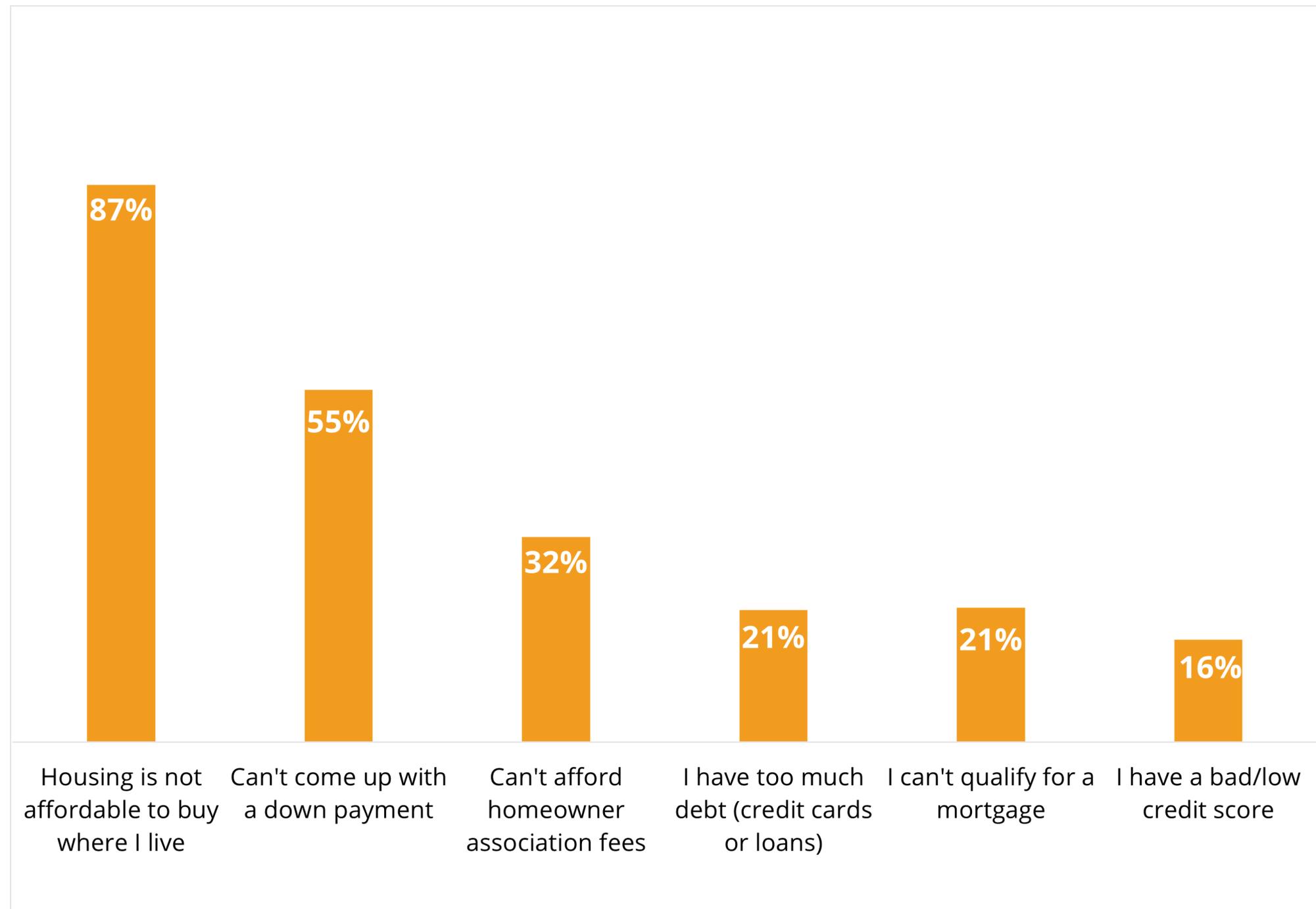
# Future Housing Plans

Which best describes your current situation?



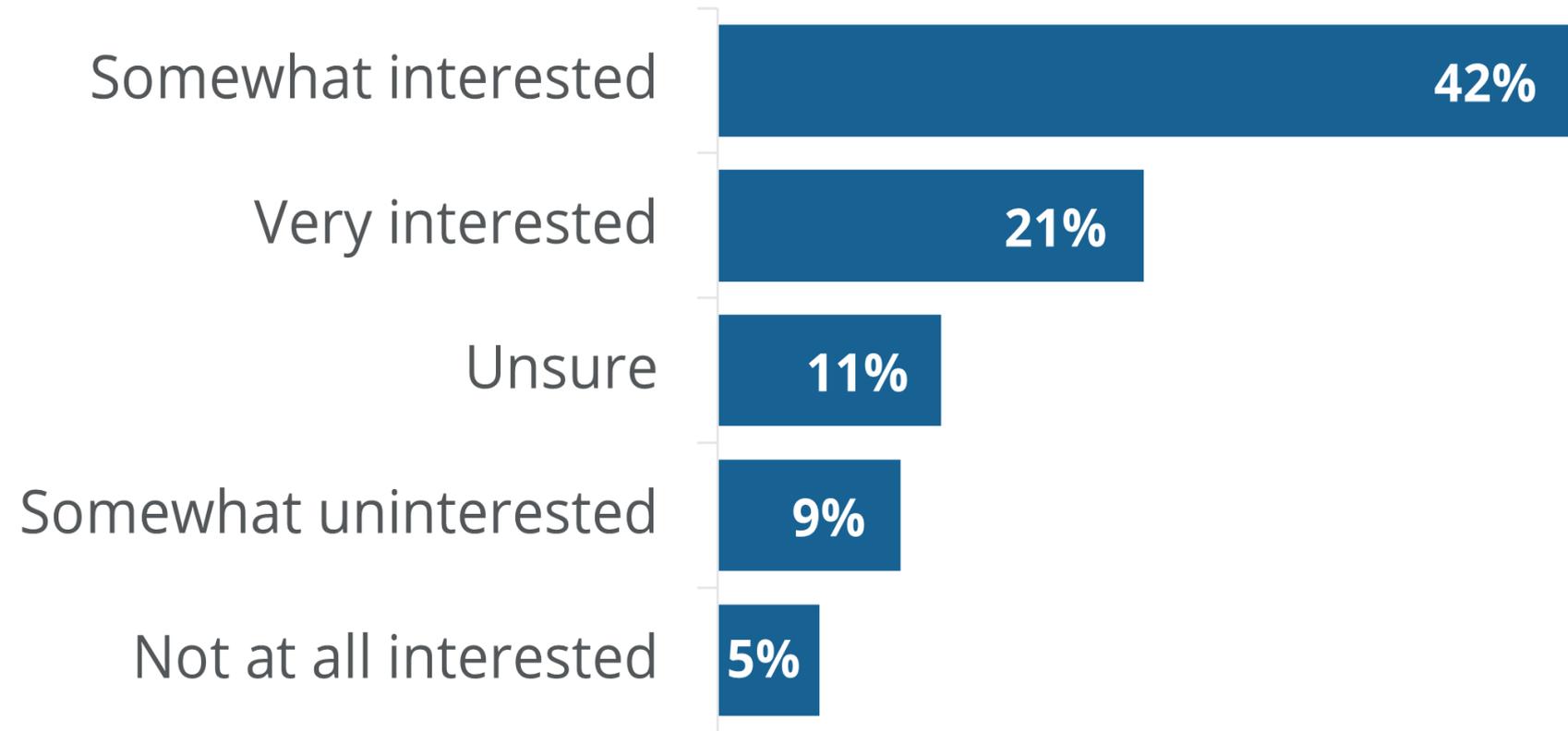
# Future Housing Plans

What are the reasons that you feel you will not be able to purchase a home?



# Future Housing Plans

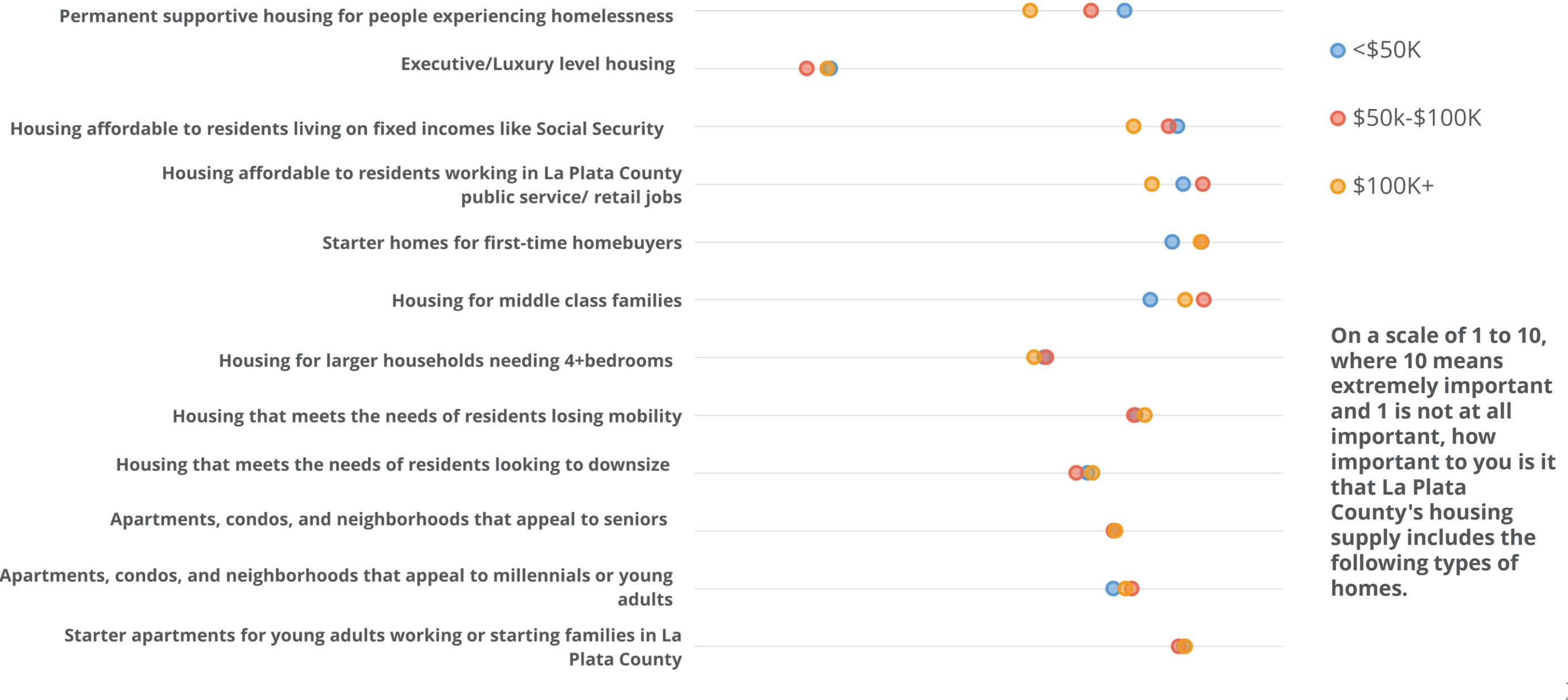
How interested would you be in buying a home if the only way to afford the home was to participate in a program with limits on the home, such as restrictions on renting the home and resale only to others eligible to participate in the program?



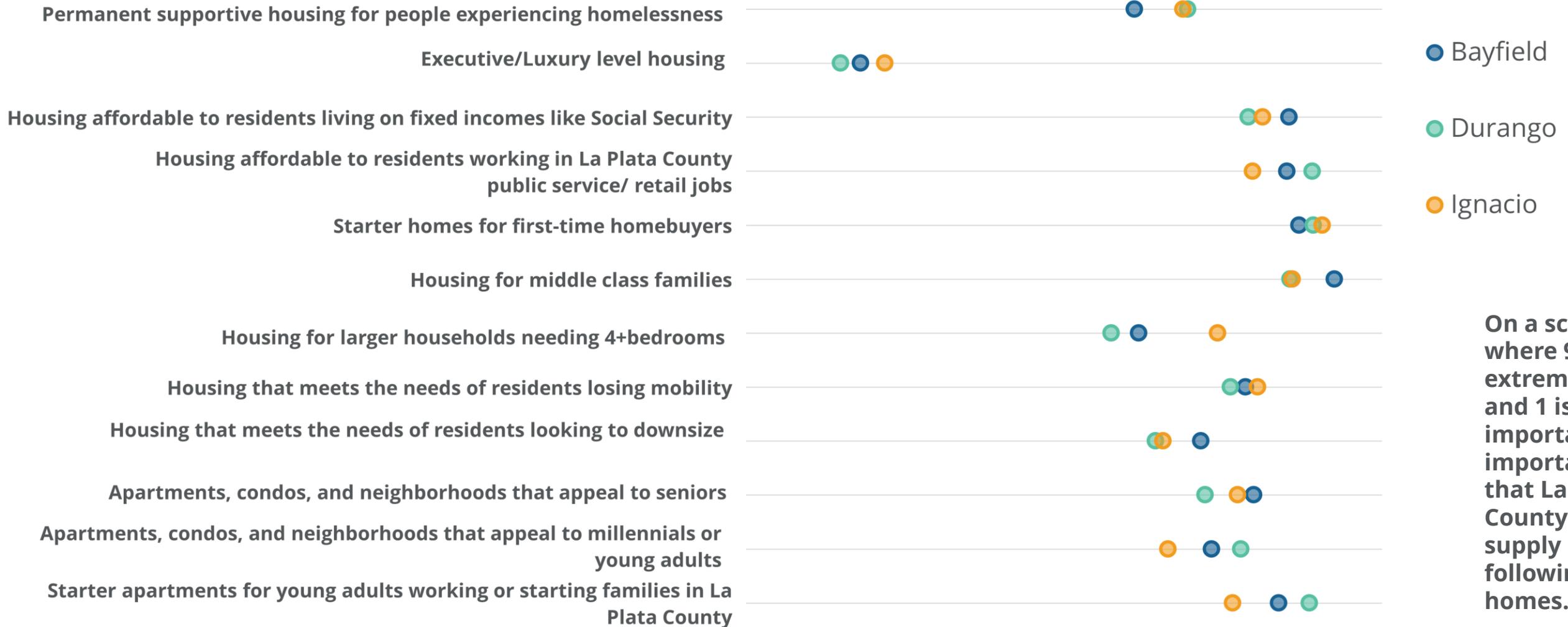
## If not at all interested, what is the reason?

- Programs that limit the equity you can earn and who you can sell to give you all the headaches of being a homeowner with none of the benefits limiting your financial mobility to move up into a bigger home as your family grows or take a better job, you would be better off staying as a renter
- If I were to sell this home it would not bring in the money needed to purchase another one if the restrictions are limited to subsidized housing

# Housing Needs Spectrum by Income



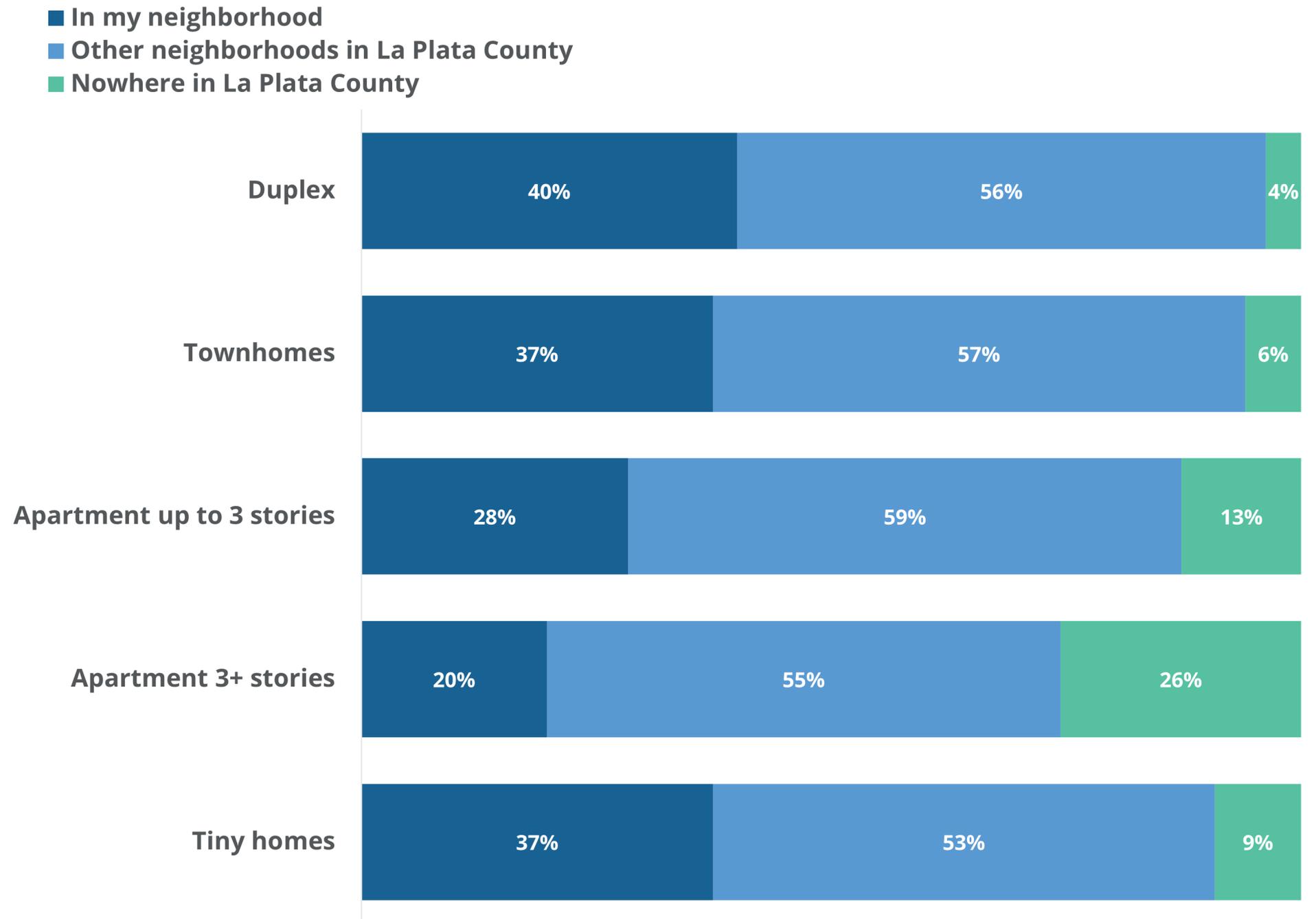
# Housing Needs Spectrum by Town



On a scale of 1 to 10, where 9 means extremely important and 1 is not at all important, how important to you is it that La Plata County's housing supply includes the following types of homes.

# Housing Preference

Indicate if the following types of housing are appropriate in *your neighborhood, other neighborhoods in La Plata County, or not appropriate anywhere in La Plata County.*



# Survey Open- Ended Comments

Any additional comments on housing needs and/or priorities for La Plata County?

\*Received 50 total comments that will be included in final report.

- “It took over 2 years for my family to find housing that was within our financial means and the majority of what is available in our price bracket has been housing that could qualify as condemnable. I’m not sure how the majority of the labor force is supposed to afford to live and work in the area when housing is priced for the wealthy”
- “Our housing priority is to find somewhere that is adequate for our family of 5 with a few acres in order to be able to garden and have animals. We do work & school in Bayfield and it is very hard to find something that is affordable or that is not a 50 acre parcel”
- “There needs to be more housing for the local workforce and more dense housing near businesses and childcare. Having children is off the table for us because of the childcare situation. We do not want to give up careers just to afford children. “
- “The region needs to staff and advertise the benefits of sharing, see [homeshareonline.org](http://homeshareonline.org) Built rental or owner housing that combines people to reduce the cost, see examples on [happycities.com](http://happycities.com)”
- “Make it more affordable to build and buy houses. Investors should not be allowed to buy up our housing at ridiculous rates. 900k median house sale in Durango, 500k for bayfield and Ignacio all while cost of living isn't increasing and average hh income below 70k here”

Questions,  
Reflections, &  
Next Steps



**ROOT POLICY**  
RESEARCH



## LOCAL GOVERNMENT BUDGET CALENDAR

The budget calendar is a general listing of the deadlines for the budget, for an audit and for the property tax certification process. Some deadlines are not statutory, but reflect good budgeting practices. For details on the applicable statutes listed below, please refer to the most current Colorado Revised Statutes (“C.R.S.”)

DATE	EVENT / ACTIVITY
1-Jan	Start of Fiscal Year; begin planning for the budget of the next year.
10-Jan	Deadline for assessor to deliver tax warrant to county treasurer (C.R.S 39-5-129.)
31-Jan	A certified copy of the adopted budget must be filed with the Division. (C.R.S 29-1-113(1)). <b>- If a budget is not filed, the county treasurer may be authorized to withhold the local government’s tax revenues. -</b>
10-Feb	The Division sends notification to local governments whose budgets have not been filed with the Division.
1-Mar	The U.S. Bureau of Labor Statistics releases the Consumer Price Index (the “CPI”) for the Denver/Boulder area. This annual percent change is used with “local growth” to calculate “fiscal year spending” and property tax revenue limitations of TABOR. (Article X, Sec. 20, Colo. Const.)
15-Mar	The Division will authorize the county treasurer to withhold tax revenues until a certified copy of the budget is filed with the Division.
31-Mar	Deadline to request exemption from audit. (C.R.S 29-1-604(3)) Contact the Local Government Audit Division, Office of the State Auditor, (303) 869-2800. The Division notifies local governments of its determination that the entity has exceeded the statutory property tax revenue limit (the “5.5%” limit).
30-Jun	Deadline for auditor to submit audit report to local government governing body. (C.R.S 29-1-606(a)(1))
31-Jul	Deadline for submitting annual audit report to the Office of the State Auditor. (C.R.S 29-1-606(3)) Deadline for request for extension of audit. (C.R.S 29-1-606(4)) <b>- If an audit is required but has not been filed, the county treasurer may be authorized to withhold the local government’s tax revenue -</b>
25-Aug	Assessors certify to all taxing entities and to the Division of Local Government the total new assessed and actual values (for real and personal property) used to compute the statutory and TABOR property tax revenue limits. (C.R.S 39-5-121 (2)(b) and 39-5-128,.) <b>If applicable, upon receipt of the Certification of Valuation, submit to the Division certifications of service impact from increased mining production and/or from increased valuation due to previously exempt federal property which has become taxable. Certifications of impact are required if the value is to be excluded from the tax revenue limit.</b> If applicable, apply to the Division for authorization to exclude from the limit the assessed valuation attributed to new primary oil or gas production from any producing land or leaseholds.
15-Oct	Budget officer must submit proposed budget to the governing body. (C.R.S. 29-1-105) Governing body must publish “Notice of Budget” upon receiving proposed budget. (C.R.S. 29-1-106(1))
1-Nov	Deadline for submitting applications to the Division for an increased levy pursuant to 29-1-302, C.R.S. and applications for exclusion of assessed valuation attributable to new primary oil or gas production from the 5.5% limit pursuant to (C.R.S. 29-1-301 (1)(b))
10-Dec	Assessors’ changes in assessed valuation will be made only once by a single notification (re-certification) to the county commissioners or other body authorized by law to levy property tax, and to the DLG. (C.R.S. 39-1-111(5))
15-Dec	Deadline for certification of mill levy to county commissioners (C.R.S 39-5-128(1)). Local governments levying property tax must adopt their budgets before certifying the levy to the county. If the budget is not adopted by certification deadline, then <b>90 percent</b> of the amounts appropriated in the current year for operations and maintenance expenses shall be deemed re-appropriated for the purposes specified in such last appropriation. (C.R.S. 29-1-108(2) and (3))
22-Dec	Deadline for county commissioners to levy taxes and to certify the levies to the assessor. (C.R.S. 39-1-111(1))
31-Dec	Local governments not levying a property tax must adopt the budget on or before this date; governing body must enact a resolution or ordinance to appropriate funds for the ensuing fiscal year. If the budget is not adopted by certification deadline, then <b>90 percent</b> of the amounts appropriated in the current year for operations and maintenance expenses shall be deemed re-appropriated for the budget year. (C.R.S 29-1-108(4))

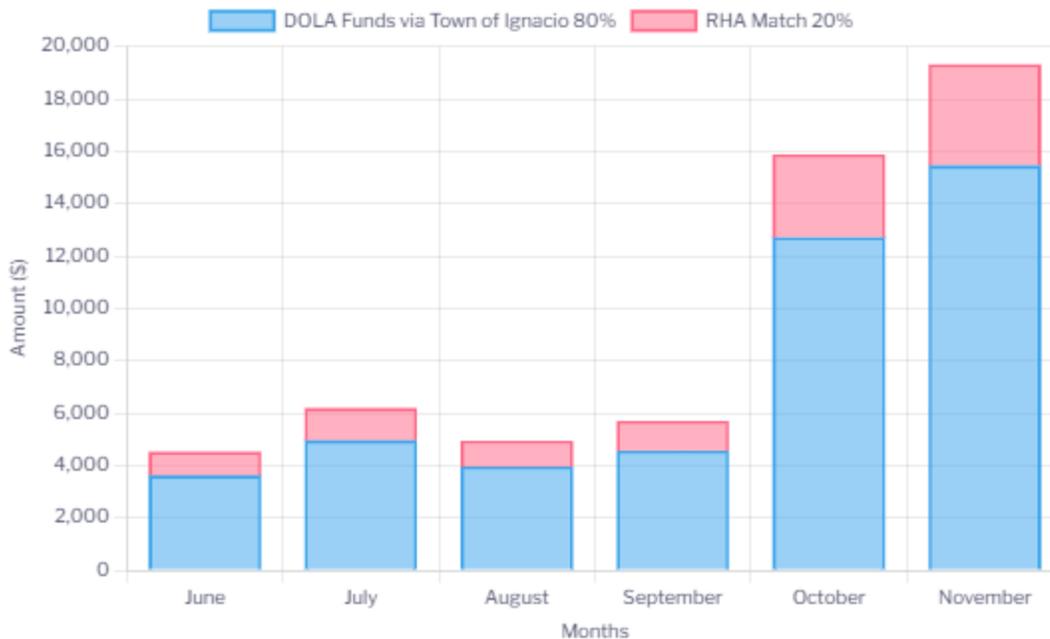
More information and contact information is available on our website – [www.dola.colorado.gov/budgets](http://www.dola.colorado.gov/budgets)

Use our  system by visiting [www.dola.colorado.gov/e-filing](http://www.dola.colorado.gov/e-filing)

## b. DOLA Local Capacity Grant - 6-month YTD glance & look ahead

	Total Expenses	DOLA Funds via Town of Ignacio 80%	RHA Match 20%
June	\$4,519.61	\$3,615.69	\$903.92
July	\$6,181.39	\$4,945.11	\$1,236.28
August	\$4,933.75	\$3,947.00	\$986.75
September	\$5,698.75	\$4,559.00	\$1,139.75
October	\$15,877.50	\$12,702.00	\$3,175.50
November	\$19,310.00	\$15,448.00	\$3,862.00
<b>2024 Totals</b>	<b>\$56,521.00</b>	<b>\$45,216.80</b>	<b>\$11,304.20</b>
Grant Totals		\$192,400.00	\$48,000.00
Remainder on Grant		\$147,183.20	\$36,695.80
Percent Complete		24%	24%

## 2024 DOLA Capacity Grant Spending



All responses can include mistakes. Be sure to check for accuracy.

**DOLA Local Capacity Grant Program-La Plata County**

**Grant Goals:** Increase the capacity of La Plata County’s four jurisdictions to implement and meet the affordable housing goals of Proposition 123. Assist the RHA to help the four municipalities become aligned in their goals and strategies to meet the housing needs of their communities. The one-time DOLA funds are to be used to create infrastructure and build capacity.

**Grant Total:** \$192,000

**Grant Match:** \$47,600

**Project Moxie Activities:**

<b>Activity</b>	<b>Lead</b>	<b>Proposed in grant \$</b>	<b>Current \$ Contracted</b>
Assist with the development of a preservation database and identify potential public parcels for housing	Project Moxie	\$30,000	\$20,000
Development of resale controls that work with new state guidelines and create uniformity across municipalities	Project Moxie/ Legal Review	\$40,000	\$40,000
Grant writing support/identifying funding opportunities for municipalities. Technical Assistance on state applications.	Project Moxie	\$20,000	\$10,000

**Other Consultant LPEDA Activities: 2025**

Consulting firm to research and develop land-use best practices and create a database of fast-track requirements	Contract Director in conjunction with Consultant <i>TBD</i> – Q2 2025	\$50,000	
Create and maintain a Prop 123 grant tracker and manage Prop 123 affordable housing development pipeline	Contract Director	\$16,000	
Consultants to engage stakeholders in effort to identify permanent funding sources for affordable housing. This effort includes research/educational activities (no advocacy efforts) (STEER Committee)	Contract Director	\$28,000	
Consultants to assist with coordination and meetings with public officials stakeholder engagement	Contract Director	\$8,000	



REGIONAL  
HOUSING  
ALLIANCE

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**RESOLUTION NO. 2025-01**

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

**A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (RHA) TO DESIGNATE CERTAIN PUBLIC PLACE(S) FOR THE POSTING OF ALL MEETING NOTICES PURSUANT TO THE OPEN MEETINGS LAW, C.R.S. 24-6-402**

**WHEREAS**, State law requires that local public bodies annually designate a public place(s) within their jurisdictional boundaries for the posting of meeting notices at the local public body's first regular meeting of each calendar year and that any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation or formal action occurs or at which a majority or quorum of the body is in attendance or is expected to be in attendance, shall be held only after full and timely notice to the public; and,

**WHEREAS**, The Board of Directors of the Regional Housing Alliance of La Plata County holds transparency and public engagement with the utmost regard.

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

SECTION 1. All meeting notices for the year 2025 shall be digitally posted on the official public website of the Regional Housing Alliance of La Plata County: [laplatahousing.colorado.gov](http://laplatahousing.colorado.gov). The notice shall be accessible at no charge to the public. The Regional Housing Alliance of La Plata County shall, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by it, and shall consider linking the notices to any appropriate social media accounts of it.

SECTION 2: The Regional Housing Alliance of La Plata County shall provide the address of the website to the Department of Local Affairs for inclusion in the inventory maintained pursuant to section 24-32-116.

SECTION 3: The Regional Housing Alliance of La Plata County may, at its discretion, also post a notice by any other means, including in a designated public place pursuant to subsection (2)(c)(I) of the Open Meetings Law; which shall not be construed to require such other posting.

SECTION 4: The Regional Housing Alliance of La Plata County designates a public place within the boundaries of it, which is at the address of 2301 Main Ave Durango, at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

SECTION 5. All meeting notices shall be posted at least 24 hours prior to said meeting. The posting shall include specific agenda information where possible.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 9<sup>th</sup> day of January 2025.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X

X

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Representative of La Plata Economic  
Development Alliance, Secretary

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Patrick Vaughn, President