

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

January 9th, 2025

1. Call to Order

A meeting of the Board of Directors (the "Board") of La Plata County Regional Housing Alliance [RHA], was held on January 9th, 2025, commencing at approximately 2:00 pm at the Durango Chamber of Commerce located at 2301 Main Avenue, Durango, Colorado 81301.

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 2:01 pm.

Attendees:

Chair, Patrick Vaughn, Member at Large
Vice-Chair, Marsha Porter-Norton, La Plata County Commissioner (online)
Secretary, Mark Garcia, Town of Ignacio Manager
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
Gilda Yazzie, City of Durango Councilor

Others present:

Eva Henson, EDA Contractor
Louise Snodgrass, EDA
Jessie Christiansen, EDA
Pam Moore, HomesFund
Dan Hunt, Animas View Mobile Home Park Resident
Linda Hunt, Animas View Mobile Home Park Resident
Mollie Fitzpatrick, Root Policy (online)
Joan Fauteaux, DAAR (online)
Elizabeth Salkind, Housing Solutions of SW (online)
Carolyn Moller, Accountant (online)
Sara Monge, Project Moxie (online)
Jenn Lopez, Project Moxie (online)
Emily Lashbrooke, Region 9 (online)
Shak Powers, Region 9 (online)
Shirley Diaz, DOLA Housing Development Specialist (online)

Conflicts of Interest - no conflicts of interest were disclosed.

3. Public Comment

Dan Hunt, an Animas View Drive Mobile Home Park resident and preservation advocate, provided an overview of the current status of five mobile home parks for sale in La Plata County. Four of them are owned by a single seller. He highlighted the residents' opportunity to purchase these parks, which is hindered by weak negotiation terms. Hunt stressed the need for collaboration among residents and organizations like Thistle and Resident Owned Communities (ROC) to facilitate the purchasing process and expressed concerns about the potential displacement of residents if these parks are not preserved. He advocated for proactive strategies to maintain affordability and prevent last-minute efforts for change of use requests. A letter written by Dan Hunt is included at the end of these meeting minutes.

4. Agenda Approval

Eva Henson reminded the board of the RHA Bylaws that state January's 2025 meeting should contain the officer elections. Chair Vaughn confirmed the February 2025 meeting will have Officer Elections.

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 January 9, 2025, in the form provided to the Directors in advance of this meeting, is hereby approved.

5. Consent Agenda Approval

a. December 2025 Meeting Minutes

Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously RESOLVED, that the minutes of 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.

6. Public Presentations & Engagement

Mollie Fitzpatrick from Root Policy presented findings from the Housing Needs Assessment for La Plata County. The goal was to share top findings, both from the data analysis and survey analysis. The data analysis revealed a projected need for about 1,550 new housing units in the next five years. The discussion also highlighted the necessity of providing detailed breakdowns of housing data, including local market information, to improve public communication and understanding of market trends. A full discussion followed. Requests and notable comments from the board included the following:

- Requested slide 10 (Affordability Changes at Median) to add 2020 data so we have pandemic figures to compare to for future projections.
- Check DAAR's website for more up-to-date information (Durango Area Association of Realtors): <https://durangorealtor.com/market-stats/>
- It was suggested that on the Price Distribution (slide 8), the single family home data gets lost when we only break out attached homes. The full report will include a definition of "All Sold Homes" and will break out the different data groups to ensure single family homes is displayed independently.

- Future Housing Needs: to keep up with projected growth, the county needs 1,550 units over the next five years. It is very important to note which ones are at the workforce and affordable housing AMI levels. It brings the number of units that need below-market pricing into a more realistic level.

7. RHA Updates, presented by Eva Henson

Budget Submission to DOLA:

The State of Colorado DOLA (Department of Local Affairs) Local Government Budget Calendar is a general listing of deadlines for the budget and an audit. Some deadlines are not statutory, but reflect good budgeting practices. Jessie Christiansen and Eva Henson attended a DOLA webinar on January 8th, 2025 on filing a budget in the new portal. Before January 31st, 2025, a certified copy of the adopted budget must be filed with the Division.

DOLA Capacity Grant – 6-month YTD glance & look ahead:

- \$192,400 match requirement \$47,600= \$240,000
- Grant Terms June 2024-September 2026

The DOLA Capacity Grant, including grant reporting requirements and track progress of their grant deliverables for the following:

- 1) Help local governments understand resale controls (deed restrictions, land trusts) as resale controls are required if you access prop 123 grant funds;
- 2) Look at preservation of existing housing, including mobile home parks as funds can be used for preservation activities;
- 3) Analyze development opportunities by reviewing publicly owned sites and prioritizing them as a community for potential development.

The other 2025 grant activities and deliverables will include:

- Research and develop best land use practices and data base of expedited review/fast track requirements (must be completed before November 1, 2026 for the next funding cycle 2027-2029).
- Create and maintain Prop 123 grant tracker and manage Prop 123 affordable housing development pipeline.
- Engage stakeholders in an effort to identify permanent funding sources (STEER Committee) for affordable housing. This effort includes research/educational activities (no advocacy efforts).
- Assist with coordination and meetings with public officials and stakeholder engagement.
- Hire Contract RHA Director for 2025.
- Next DOLA quarterly narrative report for Q4 is due in late January.

Officer Election - Board Vacancy (Town of Bayfield)

Director Morlan communicated they have two interviews occurring tonight for an interim Town Manager. They hired a third party contractor to help with the hiring process, they are hopeful to have someone permanently hired by June or July.

8. Decision Items

a. Resolution 2025-01 - Public Notice Designation

Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously RESOLVED, that the Resolution 2025-01 Public Notice Designation, in the form provided to the Directors in advance of this meeting, is hereby approved.

9. Member Updates

Section 9, Member Updates, was presented. A full discussion followed. No formal action was taken or required. A summary of items are below:

Member at Large: Provided kudos to all those working through this complex stuff on a day to day basis, especially those dealing with the state and seeking grant funding. Also like to provide a compliment to Eva Henson, and the Alliance staff, who are doing a great job at these meetings, well prepared and organized. We really appreciate all of your efforts.

Town of Ignacio: Secured Catalyst Revolving Loan funds for the Rock Creek project at the end of December; The Proposition 123 home ownership gap financing for the project continues to be a competitive process and demanding for additional documentation but we are proceeding forward and will provide the RHA with any feedback for others who might seek this funding source in the future; Found a historical document from 1946 bus schedule between Durango and Ignacio and we've been working with the Economic Development Alliance on transit possibilities between Fort Lewis College, Bayfield, and Ignacio, especially with the new affordable units in the pipeline.

Town of Bayfield: Aside from the interim Town Manager interviews, there are also interviews for a Community Development Director; Pine River Commons has several units completed and working on Phase II, and Cinnamon Heights hopefully will begin moving some dirt in the coming months.

City of Durango: The 2005 reauthorization of sales tax for City Hall and Police Department is targeting April ballot; opening of Residences at Durango has been slightly delayed into February due to a water main issue; City contributed \$200,000 of American Rescue Plan Act (ARPA) funds to the Catalyst Fund and another \$50,000 in 2025 for a total of \$250,000; Working on a Request for Qualifications (RFQ) for the recently acquired Rivergate property; The Urban Renewal Authority (URA) approved a district for Durango Crossings and next steps would include engaging with 9R and the county to talk about what the math is and what the performance is for the project and possible outcomes for the proposed 152 units at or below 125% AMI as well as some commercial components such as a little grocery store and child care on premise; City is starting to talk to a state agency (Department of Administration and Personnel) about the parcel next to the Colorado Department of Transportation (CDOT), which was anticipated to be multi-family apartments, has come back on the market for sale and could lead to a possible project for residential housing with multiple partners involved.

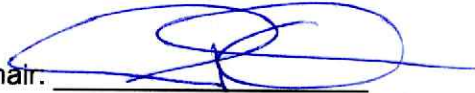
La Plata County: Suggested several items for future meetings including having Emily Lashbrooke, Pagosa Springs Community Development Corporation, come back regarding the possible bill amending Area Median Income (AMI) for homeownership in regards to Prop 123, Shak Powers with Region 9, and a broader discuss about the pending sales of mobile home parks in the area and what role does the RHA have. With the 1A November ballot measure passing to reallocate 70% of the county's lodgers tax to housing and childcare, with a broad definition, a portion of this year's funds were used to support the RHA as well as HomesFund. Whether that is the case in coming years, it's not a hard and fast policy decision for the future, but it was most certainly for 2025 budget. In 2023, the county initially contributed \$200,000 to HomesFund down payment assistance program and to date they have deployed some of those funds broadly to five households countywide who are now into home ownership (e.g. School Principal, Durango Police Officer, Retail Manager, another Durango Police Department Patrolman, and a City Market Manager).

10. Adjournment

There being no further business, the meeting was adjourned at approximately 3:50 pm. The next meeting is scheduled for February 13th, 2025 at 2:00 pm MST at The Durango Chamber and via Zoom.

Respectfully submitted,

Signed: Patrick Vaughn, Chair.



Signed: Eva Henson, Secretary of Meeting:



Appendix - Public Comment - Letter from Dan Hunt:

I am Dan Hunt and for a little over four years, I have been involved with mobile home park preservation. Initially it started with the park I live in on Animas View Drive, a ROC or Resident Owned Community, about # 282 in the ROC USA network. I then became involved with Westside Mobile Park and others around the state.

While I have many goals, the ones appropriate here are the ones that affect our communities. Top of that list concerns the five mobile home parks currently for sale.

Four of those are by one seller. They are Apache Mobile Park in Durango, Valley Mobile Home Park on County Road 203, Falga Mobile Home Community on County Road 221, and Junction Creek Mobile Home Park. There are approximately 136 pads across them. The seller has notified residents of the sales price and that they already have an agreement with a purchaser. It is likely they are following the steps required by state law to meet the opportunity to purchase that residents have. If they are not, time limits can be reset.

With the exception of Falga, residents are organizing and signing an agreement to work with Thistle ROC, ROC USA's Colorado Technical Assistance Provider. Falga looks to have a higher percentage of rentals and fewer total pads than ROC USA works with. I will be talking to Falga residents this weekend. Thistle is considering working with non-ROC parks.

It takes a lot of effort to preserve a park. Some of you were involved in the Westside purchase. Stefka Franchi and Elevation Community Land Trust were the driving force to push it through. For my park it was Thistle, and a small group of residents. Neither would have succeeded without all the other people who helped and did their piece, however small.

Things are still developing for how these four parks can be preserved. Thistle has the lead. There are potential roadblocks. One is that the residents have an opportunity to purchase, which the seller can turn down after a "good faith" negotiation. Residents can assign their opportunity to purchase to another entity, such as a local government or nonprofit with housing expertise, which then becomes a first right of refusal.

Whether the seller will agree to sell to residents of any or all of the parks when they have a buyer with no sales conditions. Another issue is residents assigning their right to purchase. Who would they assign it to as a new owner? Some nonprofits who have bought a park see themselves as an interim step, with plans for their park to become resident owned.

The other big piece is pulling all the financing together, especially GAP loans and grants. With Westside Mobile Park this was done locally.

State statutes give limited time to accomplish this. I am interested in the Regional Housing Alliance being involved in a limited capacity until we know what the seller is willing to do. By then more would be known about an expanded role.

The fifth park, Pinon Heights Mobile Home Park is overpriced for mobile home use and is being marketed as a change of use. If it reaches that point, it means displacement of local workforce members. A question is whether there is a governmental solution to keep mobile home parks as mobile home parks.

It is a high-level goal for me that these parks be preserved. It is also important that there are local solutions to aid preservation. Here, efforts to preserve a park tend to be at the last minute. It would be helpful to find sellers wanting to keep their park affordable after the sale.

My preference is that with more proactive steps, success increases. Can we look at how to do that?