



**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. November 2024 Minutes
- b. November 2024 Financial Statements

**6. Public Presentations & Engagement with Non-RHA Entities (2:15 p.m.)**

- a. Proposition 123 Area Median Incomes Rental vs. Ownership Update by Emily Lashbrooke, Pagosa Springs Community Development Corporation (15 min.)
- b. Housing Needs Assessment Update by Root Policy (30 min.)

**7. Alliance Updates (3:00 p.m.)**

**8. RHA Updates (3:10 p.m.)**

- a. Proposition 123 - Rock Creek Funding Application
- b. Catalyst Revolving Loan Fund
- c. Catalyst Fund Round 4
- d. DOLA Capacity Grant

**9. Public Hearing (3:25) p.m.**

- a. Public Hearing for the 2025 Proposed Budget

**10. Decision Items (3:30 p.m.)**

- a. Resolution 2024-05 Budget Adoption & Appropriation 2025
- b. RHA Director Role
- c. 2025 Proposed Meeting Schedule

**11. 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

**12. Adjournment**

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

### **1. Call to Order**

A meeting of the Board of Directors (the “**Board**”) of La Plata County Regional Housing Alliance [RHA], was held on Thursday, November 14th, 2024, commencing at approximately 2:00 pm at the Durango Chamber of Commerce conference room 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 presided as Chairman of the meeting; A quorum of the Board being present and called the meeting to order at 2:00 pm.

Attendees:

- Chair Patrick Vaughn, Member at Large
- Vice-Chair, Marsha Porter-Norton, La Plata County Commissioner
- 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 (online)
- Brenna Morlan, Town of Bayfield Trustee
- Kathleen Sickles, Town of Bayfield Manager
- Gilda Yazzie, City of Durango Councilor (online)

Others present:

- Sarah Tober, EDA
- Jessie Christiansen, EDA
- Eva Henson, EDA Contractor
- Pam Moore, HomesFund
- Shirley Diaz, DOLA
- Andrew Atchley, DOLA (online)
- Liza Tregillus, public

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

**3. Public Comment** - none at this time.

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

- Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously **RESOLVED**, that the agenda for 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.

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

### **a. September 2024 Minutes Approval**

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

### **b. September & October 2024 Financial Statements Approval**

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

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

### **a. Update from Project Moxie/Jenn Lopez**

- Director Garcia noted that the Rock Creek project evaluated the Land Trust model as well as deed restrictions and expressed a desire for the RHA to continue to explore the Land Trust concept in the future.
- Vice-Chair Porter-Norton commented that the RHA isn't ready for land trust/land banking yet due to capacity, funding, sources, staffing, and focus on the DOLA Capacity Grant deliverables/activities as a priority. Director Garcia and Director Clark agreed. She also suggested Emily Lashbrooke, Pagosa Springs Community Development Corporation, provide an update to the board at the upcoming December meeting regarding Proposition 123 and challenges

with Area Median Income limits associated with rental vs. ownership developments.

- Director French also commented that development pipelines need to have a spectrum of Area Median Incomes and price points as there isn't any for-sale entry-level product on the market and earners are finding themselves renting and not being able to purchase in Durango.
- Jenn Lopez, with Project Moxie, provided an update on their DOLA Capacity Grant deliverables/activities and specifically focused on deed restrictions, in conjunction with HomesFund, to develop resale controls that work with new state guidelines, identify costs associated with administering the program including legal review, and education for local governments. She suggested a work session with the board in January and to help prepare will send out questions in advance. Engagement with the community in the coming months will also occur.

#### **b. Update from Andrew Atchley, DOLA on Land Banking and Community Land Trusts**

- Andrew Atchley, housing development manager with Division Housing and Founder of the Rio Grande Community Trust, shared the following updates:
  - The Rio Grande Community Trust (land trust) was incorporated in 2022, received 501c3 status to fill a need for an agency focused on affordable home ownership.
  - Community Land Trusts are strong vehicles to ensure long term affordability. They typically retain ownership of the land while Home Buyers purchase home improvements and enter ground leases with monthly payments. However, Home Buyers have all the rights of homeownership.

- In his opinion, the RHA needs to have a full-time paid employee to pursue building a community land trust.
- Vice Chair Porter-Norton commented that we're not ready for this. The RHA doesn't have a sustainable funding source. We are not developers; we are “catalyzers.” The RHA needs to walk before it can run, and it begs the question—should the RHA pursue private funding to chase grants?

## 7. Alliance Updates

Ms. Sarah Tober provided a brief verbal update on the Alliance, including two new board members and one additional seat will be filled soon. The Alliance Summit will be on 9/11/25 with a "Rooted" theme.

## 8. RHA Updates

Ms. Sarah Tober provided a brief verbal update on the following:

- **a. Housing Colorado Conference** - created inspiration and desire to continue representing La Plata County at future conferences.
- **b. Catalyst Revolving Loan Fund** - one distribution to Pine River Commons complete and still working with Ignacio Housing Authority before funding can be made. Meeting with Region 9 next week to keep things progressing.
- **c. Catalyst Fund Round 4** - was extended through November 21st. One application has been received and seeking more.
- **d. Housing Needs Assessment** - Root Policy needs help with responses, an email from Ms. Tober was sent to RHA board members previously to spread the word. Root Policy will present results in December.

- **e. DOLA Capacity Grant** - this is coming along, it's complex in the reporting and compliance standards.
- **f. RHA Director Role** - job description updates including the Alliance, posted on the website and applicants would be presented to the board. Eva Henson is the only applicant so far. Director Garcia suggested keeping closure date through November 25th so board can make a decision in December.

## 9. Decision Items

### a. 2025 SOW/Contracts/IGA Escalator (Amendment)

- Chair Vaughn initiated a discussion regarding The Alliance Professional Services Agreement Exhibit Scope of Work in the board packet and noted changes from last year. The updated Scope of Work accounts for DOLA required grant match for the Director role. Each jurisdiction has approved the IGA Escalator Amendment and therefore, may execute with signatures.
- Upon motion duly made by Chair Vaughn and seconded by Director Morlan, it was unanimously **RESOLVED**, the Board of Directors approved all three items (2025 SOW/Contracts/IGA Escalator Amendment).

### b. 2025 Budget

- Vice Chair Porter-Norton requested clarification on Catalyst Revolving Loan Fund missing expenses. Carolyn Moller (RHA Accountant) responded that we are not expected to have any expenses this year. The asset is a balance sheet item, not on budget. **A public hearing will occur in December to discuss the 2025 budget and the RHA Board will vote in the December meeting.**

### c. 2025 Housing Summit Date



- Ms. Sarah Tober initiated a discussion regarding approval of a date for the 2025 Housing Summit.
- Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously **RESOLVED**, that the Board of Directors approved the 2025 Housing Summit to be on Tuesday, April 29, 2025.

## 10. Member Updates

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

- a. Member at Large RHA - Pat Vaughn (no update)
- b. Town of Ignacio - Mark Garcia
- c. Town of Bayfield - Katie Sickles
- d. City of Durango - Mike French
- e. La Plata County - Kevin Hall

Public comment: Liza Tregillus - the HomeShare program has launched and is working with Region 9. Distributed business cards to the board to share in community.

## Adjournment

There being no further business, the meeting was adjourned at approximately 3:41 pm by Chair Vaughn.

Signed: Patrick Vaughn, RHA Board Chair: \_\_\_\_\_

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



# Regional Housing Alliance of La Plata Co.

## Stmnt of Assets, Liabilities & Net Assets

As of November 30, 2024

	TOTAL		
	AS OF NOV 30, 2024	AS OF NOV 30, 2023 (PY)	CHANGE
<b>ASSETS</b>			
Current Assets			
Bank Accounts			
1000 TBK Operating Account	282,021	252,741	29,280
1025 Bank of CO Money Market	252,239		252,239
<b>Total Bank Accounts</b>	<b>\$534,260</b>	<b>\$252,741</b>	<b>\$281,519</b>
Other Current Assets			
1400 Prepaid Expenses	0	0	0
1400.1 Prepaid Liability Insurance	131	141	-10
1400.4 Prepaid Office Expense	1,378	0	1,378
<b>Total 1400 Prepaid Expenses</b>	<b>1,508</b>	<b>141</b>	<b>1,368</b>
1510 Note Receivable - Bayfield Haga	700,000		700,000
1514 Interest Receivable - Bayf Haga	3,573		3,573
<b>Total Other Current Assets</b>	<b>\$705,081</b>	<b>\$141</b>	<b>\$704,940</b>
<b>Total Current Assets</b>	<b>\$1,239,341</b>	<b>\$252,882</b>	<b>\$986,459</b>
Other Assets			
1700 Lease Deposit	350	350	0
<b>Total Other Assets</b>	<b>\$350</b>	<b>\$350</b>	<b>\$0</b>
<b>TOTAL ASSETS</b>	<b>\$1,239,691</b>	<b>\$253,232</b>	<b>\$986,459</b>
<b>LIABILITIES AND EQUITY</b>			
Liabilities			
Current Liabilities			
Accounts Payable	\$370	\$5,632	\$ -5,262
Other Current Liabilities			
2072 Accrued Expense - Loan Servicing	510		510
<b>Total Other Current Liabilities</b>	<b>\$510</b>	<b>\$0</b>	<b>\$510</b>
<b>Total Current Liabilities</b>	<b>\$880</b>	<b>\$5,632</b>	<b>\$ -4,752</b>
<b>Total Liabilities</b>	<b>\$880</b>	<b>\$5,632</b>	<b>\$ -4,752</b>
Equity			
2050 Beginning Net Assets	0	0	0
2053 Unrestricted Net Assets	222,265	221,788	477
2054 Reserved for Emergencies	6,576	1,267	5,309
Net Income	1,009,969	24,545	985,424
<b>Total Equity</b>	<b>\$1,238,811</b>	<b>\$247,600</b>	<b>\$991,211</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$1,239,691</b>	<b>\$253,232</b>	<b>\$986,459</b>

**Regional Housing Alliance of La Plata Co.  
Revenue & Expenses Budget Performance  
January - November 2024**

	Total			Annual Budget, Amended	Notes
	Actual YTD	Budget YTD, Amended June 2024	% of Budget		
<b>Income</b>					
<b>3000 Unrestricted Revenues</b>					
<b>3100 IGA Member Contribution Revenue</b>					
3101 City of Durango	72,000	72,000	100.00%	72,000	
3102 La Plata County	173,850	173,850	100.00%	173,850	
3103 Town of Ignacio	4,500	4,500	100.00%	4,500	
3104 Town of Bayfield	11,250	11,250	100.00%	11,250	
<b>Total 3100 IGA Member Contribution Revenue</b>	<b>\$ 261,600</b>	<b>\$ 261,600</b>	<b>100.00%</b>	<b>\$ 261,600</b>	
3118 Interest Income - RLF	4,169	0		0	accrued loan interest
3121 Interest Income - Bank Accounts	13,090	8,277	158.16%	8,300	Bank of CO account interest
3122 Sponsorship/Donation	21,000	21,000	100.00%	21,000	Summit
3133 Fee For Service	2,741	2,206	124.26%	2,206	Summit
<b>Total 3000 Unrestricted Revenues</b>	<b>\$ 302,600</b>	<b>\$ 293,083</b>	<b>103.25%</b>	<b>\$ 293,106</b>	
<b>3001 Temp Restr Operating Revenues</b>					
3090 Catalyst Revolving Loan Revenue	938,553	938,553	100.00%	963,553	
<b>Total 3001 Temp Restr Operating Revenues</b>	<b>\$ 938,553</b>	<b>\$ 938,553</b>	<b>100.00%</b>	<b>\$ 963,553</b>	
<b>3900 Grant Revenue</b>					
3920 State & Local Grants	24,970	0		0	CHFA for Housing Needs Assessment
<b>Total 3900 Grant Revenue</b>	<b>\$ 24,970</b>	<b>\$ 0</b>		<b>\$ 0</b>	
3910 Grants - Inkind	29,769	51,306	58.02%	64,133	DOLA Capacity Grant via LPEDA
<b>Total Income</b>	<b>\$ 1,295,892</b>	<b>\$ 1,282,942</b>	<b>101.01%</b>	<b>\$ 1,320,792</b>	
<b>Gross Profit</b>	<b>\$ 1,295,892</b>	<b>\$ 1,282,942</b>	<b>101.01%</b>	<b>\$ 1,320,792</b>	
<b>Expenses</b>					
4004 Matching Grants Distributed	7,442	5,000	148.84%	12,827	RHA Match to DOLA Capacity grant
4009 Grant Project Exp - In Kind	29,769	0		0	DOLA Capacity Grant via LPEDA
4011 Bank Charges, Processing Fees	43	0		0	
4015 Client Loan Expenses	510	0		0	accrued loan servicing
4080 Liability Insurance	1,406	1,409	99.81%	1,537	
4119 Marketing/Outreach	14,863	15,000	99.09%	15,000	Summit
4122 Office Expense	1,576	1,421	110.95%	1,500	
4315 Professional Services	0	0		0	
4005 Prof Serv Audit Fees	9,008	8,500	105.97%	8,500	
4322 Prof'l Services- Legal Fees	5,506	3,208	171.61%	3,500	
4323 Prof'l Services- Website	0	1,144	0.00%	1,248	
4325 Prof'l Services- Marketing	0	0		0	
4394 Prof'l Services-Hsng Strategy	163,417	188,167	86.85%	242,133	
4398 Prof'l Services - Admin Fee	21,927	21,927	100.00%	23,920	
4399 Prof'l Services-Housing Assess	23,314	0		25,000	
<b>Total 4315 Professional Services</b>	<b>\$ 223,171</b>	<b>\$ 222,946</b>	<b>100.10%</b>	<b>\$ 304,301</b>	
4340 Rent	3,850	3,850	100.00%	4,200	
4360 Telephone & Internet	470	275	171.02%	300	
4379 Training	2,822	4,000	70.55%	4,000	
6240 Miscellaneous	0	953	0.00%	1,040	
<b>Total Expenses</b>	<b>\$ 285,922</b>	<b>\$ 254,853</b>	<b>112.19%</b>	<b>\$ 344,705</b>	
<b>Net Operating Income</b>	<b>\$ 1,009,969</b>	<b>\$ 1,028,088</b>	<b>98.24%</b>	<b>\$ 976,087</b>	
<b>Net Income</b>	<b>\$ 1,009,969</b>	<b>\$ 1,028,088</b>	<b>98.24%</b>	<b>\$ 976,087</b>	

# Regional Housing Alliance of La Plata Co.

## Revenue & Expenses by Project

January - November, 2024

	CATALYST RLF	NEEDS ASSESS	SUMMIT	UNRESTRICTED	TOTAL
<b>Income</b>					
3000 Unrestricted Revenues					\$0
3100 IGA Member Contribution Revenue				261,600	\$261,600
3118 Interest Income - RLF	4,169				\$4,169
3121 Interest Income - Bank Accounts	2,063			11,027	\$13,090
3122 Sponsorship/Donation			21,000		\$21,000
3133 Fee For Service			2,206	535	\$2,741
<b>Total 3000 Unrestricted Revenues</b>	<b>6,232</b>		<b>23,206</b>	<b>273,162</b>	<b>\$302,600</b>
3001 Temp Restr Operating Revenues					\$0
3090 Catalyst Revolving Loan Revenue	938,553				\$938,553
<b>Total 3001 Temp Restr Operating Revenues</b>	<b>938,553</b>				<b>\$938,553</b>
3900 Grant Revenue		24,970			\$24,970
3910 Grants - Inkind				29,769	\$29,769
<b>Total Income</b>	<b>\$944,784</b>	<b>\$24,970</b>	<b>\$23,206</b>	<b>\$302,931</b>	<b>\$1,295,892</b>
<b>GROSS PROFIT</b>	<b>\$944,784</b>	<b>\$24,970</b>	<b>\$23,206</b>	<b>\$302,931</b>	<b>\$1,295,892</b>
<b>Expenses</b>					
4004 Matching Grants Distributed				7,442	\$7,442
4009 Grant Project Exp - In Kind				29,769	\$29,769
4011 Bank Charges, Processing Fees			43		\$43
4015 Client Loan Expenses	510				\$510
4080 Liability Insurance				1,406	\$1,406
4119 Marketing/Outreach			14,346	517	\$14,863
4122 Office Expense				1,576	\$1,576
4315 Professional Services					\$0
4005 Prof Serv Audit Fees				9,008	\$9,008
4322 Prof'l Services- Legal Fees				5,506	\$5,506
4394 Prof'l Services-Hsng Strategy				163,417	\$163,417
4398 Prof'l Services - Admin Fee				21,927	\$21,927
4399 Prof'l Services-Housing Assess		23,314			\$23,314
<b>Total 4315 Professional Services</b>		<b>23,314</b>		<b>199,857</b>	<b>\$223,171</b>
4340 Rent				3,850	\$3,850
4360 Telephone & Internet				470	\$470
4379 Training				2,822	\$2,822
<b>Total Expenses</b>	<b>\$510</b>	<b>\$23,314</b>	<b>\$14,389</b>	<b>\$247,709</b>	<b>\$285,922</b>
<b>NET OPERATING INCOME</b>	<b>\$944,274</b>	<b>\$1,656</b>	<b>\$8,817</b>	<b>\$55,222</b>	<b>\$1,009,969</b>
<b>NET INCOME</b>	<b>\$944,274</b>	<b>\$1,656</b>	<b>\$8,817</b>	<b>\$55,222</b>	<b>\$1,009,969</b>

# Regional Housing Alliance of La Plata Co.

## Revenue & Expense Transaction Detail

November 2024

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
Ordinary Income/Expenses								
Income								
3000 Unrestricted Revenues								
3118 Interest Income - RLF								
11/30/2024	Deposit			Catalyst RLF		1025 Bank of CO Money Market	595.81	595.81
11/30/2024	Journal Entry	24031		Catalyst RLF	mo interest accrued thru mo end	-Split-	1,020.83	1,616.64
<b>Total for 3118 Interest Income - RLF</b>							<b>\$1,616.64</b>	
<b>Total for 3000 Unrestricted Revenues</b>							<b>\$1,616.64</b>	
3910 Grants - Inkind								
11/01/2024	Journal Entry	24036		Unrestricted	DOLA Capacity Grant via LP Alliance May-Oct	-Split-	29,768.80	29,768.80
<b>Total for 3910 Grants - Inkind</b>							<b>\$29,768.80</b>	
<b>Total for Income</b>							<b>\$31,385.44</b>	
Expenses								
4004 Matching Grants Distributed								
11/01/2024	Bill	1748	La Plata Economic Development Alliance	Unrestricted	20% match DOLA Capacity grant Oct	2000 Accounts Payable	3,175.50	3,175.50
<b>Total for 4004 Matching Grants Distributed</b>							<b>\$3,175.50</b>	
4009 Grant Project Exp - In Kind								
11/01/2024	Journal Entry	24036		Unrestricted	DOLA Capacity Grant via LP Alliance May-Oct	-Split-	29,768.80	29,768.80
<b>Total for 4009 Grant Project Exp - In Kind</b>							<b>\$29,768.80</b>	
4015 Client Loan Expenses								
11/30/2024	Journal Entry	24031		Catalyst RLF	mo accrued loan servicing fee to Region 9	-Split-	145.83	145.83
<b>Total for 4015 Client Loan Expenses</b>							<b>\$145.83</b>	
4080 Liability Insurance								
11/30/2024	Journal Entry	24034		Unrestricted	monthly liab insurance expense	-Split-	127.84	127.84
<b>Total for 4080 Liability Insurance</b>							<b>\$127.84</b>	

# Regional Housing Alliance of La Plata Co.

## Revenue & Expense Transaction Detail

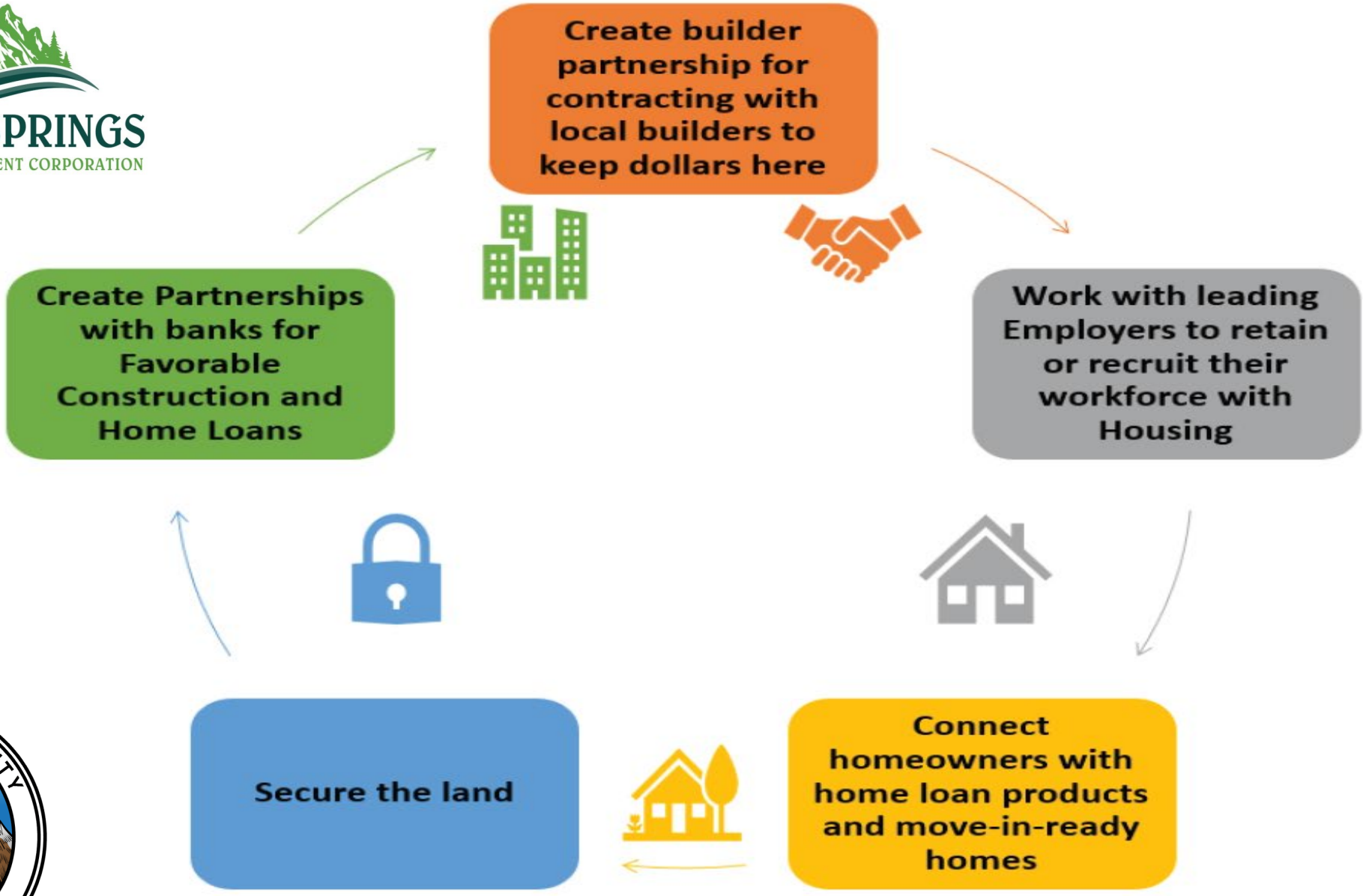
November 2024

DATE	TRANSACTION TYPE	NUM	NAME	CLASS	MEMO/DESCRIPTION	SPLIT	AMOUNT	BALANCE
4122 Office Expense								
11/18/2024	Expense		Intuit Software	Unrestricted	accounting software 11/18 - 12/31/2024	1000 TBK Operating Account	141.58	141.58
<b>Total for 4122 Office Expense</b>							<b>\$141.58</b>	
4315 Professional Services								
4394 Prof'l Services-Hsng Strategy								
11/01/2024	Bill		La Plata Economic Development Alliance	Unrestricted	no contract for 2024	2000 Accounts Payable	14,833.33	14,833.33
<b>Total for 4394 Prof'l Services-Hsng Strategy</b>							<b>\$14,833.33</b>	
4398 Prof'l Services - Admin Fee								
11/01/2024	Bill		La Plata Economic Development Alliance	Unrestricted	no admin 2024	2000 Accounts Payable	1,993.33	1,993.33
<b>Total for 4398 Prof'l Services - Admin Fee</b>							<b>\$1,993.33</b>	
4399 Prof'l Services-Housing Assess								
11/14/2024	Bill	LP 3	Root Policy Research, Inc	Needs Assess	installment pmt 3 ; 27,156.02 remains on contract	2000 Accounts Payable	12,096.20	12,096.20
11/20/2024	Bill		Allen & Associates	Needs Assess	housing data research	2000 Accounts Payable	500.00	12,596.20
<b>Total for 4399 Prof'l Services-Housing Assess</b>							<b>\$12,596.20</b>	
<b>Total for 4315 Professional Services</b>							<b>\$29,422.86</b>	
4340 Rent								
11/01/2024	Check	3359	Durango Chamber of Commerce	Unrestricted	no rent	1000 TBK Operating Account	350.00	350.00
<b>Total for 4340 Rent</b>							<b>\$350.00</b>	
<b>Total for Expenses</b>							<b>\$63,132.41</b>	
<b>Net Income</b>							<b>\$ -</b>	
							<b>31,746.97</b>	

# PSCDC WORKFORCE HOUSING



Emily Lashbrooke,  
Executive Director







**ARCHULETA COUNTY**  
COLORADO





# PSCDC WORKFORCE HOUSING

**More housing Now**  
**2M**  
**Infrastructure**  
**grant**

**Prop 123 Homeownership**  
**fund**  
**55K per house max grant**

**Restrictions**  
**Maximum 100%**  
**AMI owners**

**Implement Lottery**  
**Implement 30yr**  
**Deed Restriction**

**GOAL-Occupy 10**  
**homes with**  
**homeowners**  
**12/2024**



# PSCDC WORKFORCE HOUSING

**Leverage any and all subsidies**

**Water and Sewer= 27,000 per home**

**Permitting fees from County and HOA =2200.00 per home**

**Grant to cover electric connection**

**Secured \$2,770,000.00 grant funding  
To help build workforce housing**

# PSCDC WORKFORCE HOUSING

**2B2b1G**

**\$328,000. sell price  
w/DOH Funding 55K**

**7%x 30 years =2182.00  
monthly payment PI**

**100% AMI =\$66,000 single  
30% of income on housing  
= 1650.00 monthly  
payment**

**35% of income = 1925.00**

**The 100% AMI is still short 300-500 hundred per month! We lost 8 teachers and 1 EMT due to \$500-1000 annually too much income to qualify for these homes!**

# State Affordable Housing Fund



Colorado Income Tax Revenue 0.1%

This program does not work in Rural Colorado Again leaving out "Missing Middle"! Please support!

Year 1 (act): \$96 million  
Year 2 (est): \$190.8 million

60% Financing Fund Managed by OEDIT

June 2023 Forecast  
➤ Fiscal Year 2022-2023 - \$160 million  
➤ Fiscal Year 2023-2024 - \$318 million

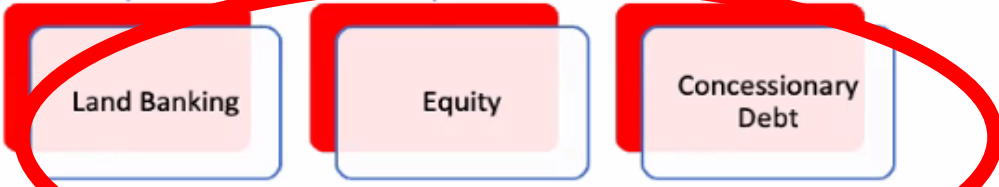
40% Support Fund Managed by DOLA

Year 1 (act): \$64 million  
Year 2 (est): \$127.2 million



CHFA

DOH and DLG



All funding tied to rental HOUSING



Only Program for home ownership  
Statutorily Bound to 100% AMI

# PSCDC WORKFORCE HOUSING



Thank you! Questions?

# Regional Housing Alliance of La Plata County



## 2025 Budget Draft at 11/20/2024

<u>Budget Item</u>	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Budget Approved (Dec 2023)</u>	<u>2024 Budget Amended (June 2024)</u>	<u>2024 Projected</u>	<u>2025 Draft Budget</u>	<u>2025 Budget Notes</u>	<u>2024 Budget Notes when amended in June</u>
<b>Beginning Fund Balance - unrestricted</b>	\$ 265,210	\$ 223,055	\$ 228,841	\$ 228,841	\$ 228,841	\$ 1,237,444		
<b>Revenue</b>								
Member Contributions **		\$ 225,000	\$ 225,000	\$ 261,600	\$ 261,600	\$ 230,850		pulls from below
Donations				\$ 963,552	\$ 963,552			DIDF received March plus \$25,000 expected final pmt
Sponsorships				\$ 21,000	\$ 21,000	\$ 21,000	Housing Summit sponsors	
Fee Income				\$ 2,206	\$ 2,741	\$ 7,000	Housing Summit registrations	
Interest Income (bank accounts)	\$ 76	\$ -	\$ -	\$ 8,300	\$ 14,360	\$ 360		on DIDF funds prior to grants out
Interest Income - RLF					\$ 4,594	\$ 16,625	1.75% interest rate on \$950,000 disbursed through RLF	
Grants					\$ 24,970		CHFA grant for needs assessment	
Grants (In Kind 2024, 2025)		\$ -	\$ -	\$ 64,133	\$ 47,900	\$ 144,500	This grant is flowing through Town of Ignacio; In Kind to RHA	DOLA Local Planning Capacity Grant (RHA administer; Ignacio is fiscal sponsor); est spend 1/4 2024, 3/4 2025
<b>Total Revenue</b>	\$ 76	\$ 225,000	\$ 225,000	\$ 1,320,791	\$ 1,340,717	\$ 420,335		
<b>Expenses</b>								
Project Costs - IGA Funded								
Project Cost - Grant Funded (In Kind 2024, 2025)		\$ -	\$ -	\$ 14,133	\$ 47,900	\$ 144,500	This grant is flowing through Town of Ignacio - In Kind to RHA	DOLA Local Planning Capacity Grant (RHA administer; Ignacio is fiscal sponsor); est spend 1/4 2024, 3/4 2025
Grant Matches		\$ -	\$ -	\$ 12,827	\$ 11,975		see RHA Director line	DOLA Capacity Grant match comes from LPEDA contract
Admin Contract (LPEDA)	\$ 21,700	\$ 22,800	\$ 23,920	\$ 23,920	\$ 23,920	\$ 23,920		
Audit Fees	\$ 7,300	\$ 5,200	\$ 6,500	\$ 8,500	\$ 9,008	\$ 9,200		adjust to actual
Legal Fees	\$ 4,097	\$ 4,445	\$ 3,500	\$ 3,500	\$ 5,900	\$ 5,000		
Loan Service Fees					\$ 656	\$ 2,375		0.25%
Web Maintenance		\$ -	\$ 1,248	\$ 1,248	\$ 200	\$ 5,000		

Professional Services Housing Strategy (LPEDA)	\$ 3,000	\$ 178,531	\$ 178,000	\$ 228,000	\$ 178,250	\$ 120,000		Alliance implementation work DIF, DOLA Capacity grant subcontract coord, needs assessment coord
RHA Director (subcontract, part time to start)						\$ 40,000	position forms with DOLA Capacity grant through Town of Ignacio (2025 only); this budget line meets or exceeds grant match	
Professional Services - Housing Assessment				\$ 25,000	\$ 25,000			
Liability Insurance	\$ 1,582	\$ 1,692	\$ 1,760	\$ 1,537	\$ 3,367	\$ 1,600		
General Operating (rent, utilities, office)		\$ 5,546	\$ 6,000	\$ 6,000	\$ 6,475	\$ 6,840		
Training			\$ 4,000	\$ 4,000	\$ 4,100	\$ 4,000		
Outreach and Housing Summit	\$ 1,552		\$ 15,000	\$ 15,000	\$ 14,863	\$ 26,000	16,000 direct expense; 10,000 for Summit coordination	summit coordination work subcontracted; not part of LPEDA work
Misc	\$ 3,000	\$ 1,000	\$ 1,040	\$ 1,040	\$ 500	\$ 1,040		
<b>Total Expenses</b>	<b>\$ 42,231</b>	<b>\$ 219,214</b>	<b>\$ 240,968</b>	<b>\$ 344,705</b>	<b>\$ 332,114</b>	<b>\$ 389,475</b>		
<b>Net</b>	<b>\$ (42,155)</b>	<b>\$ 5,786</b>	<b>\$ (15,968)</b>	<b>\$ 976,087</b>	<b>\$ 1,008,603</b>	<b>\$ 30,860</b>		2024 Note: 963552 is DIF; Operating Net is \$45,051
<b>Ending Fund Balance</b>	<b>\$ 223,055</b>	<b>\$ 228,841</b>	<b>\$ 212,873</b>	<b>\$ 1,204,927</b>	<b>\$ 1,237,444</b>	<b>\$ 1,268,304</b>		
<b>Fund Balance Reserve</b>	<b>\$ 1,267</b>	<b>\$ 6,576</b>	<b>\$ 7,229</b>	<b>\$ 10,341</b>	<b>\$ 9,963</b>	<b>\$ 11,684</b>	This figure is 3% of actual/budgeted expenses	TABOR requirement is 3% of total expenses for the year to be held in reserve
<b>Fund Balance Excess/Deficit</b>	<b>\$ 221,788</b>	<b>\$ 222,264</b>	<b>\$ 205,644</b>	<b>\$ 1,194,586</b>	<b>\$ 1,227,481</b>	<b>\$ 1,256,620</b>		

\*\* Member contributions - Board recommended split

		<u>2023</u>	<u>2024</u>	<u>2025</u>
County	61%	\$ 137,250	\$ 137,250	\$ 140,819
City of Durango	32%	\$ 72,000	\$ 72,000	\$ 73,872
Bayfield	5%	\$ 11,250	\$ 11,250	\$ 11,543
Ignacio	2%	\$ 4,500	\$ 4,500	\$ 4,617
Member contributions total:	100%	\$ 225,000	\$ 225,000	\$ 230,850





REGIONAL  
HOUSING  
ALLIANCE

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**RESOLUTION NO. 2024-05**

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

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY TO ADOPT THE 2025 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**, the proposed 2025 budget was presented to the Board for its consideration on October 15, 2024, and open for public review thereafter; and

**WHEREAS**, the final 2025 budget denotes estimated revenues and expenditures and is now prepared for final consideration; 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 14, 2024, and interested members of the public were given the opportunity to file or register any objections to said proposed budget; and

**WHEREAS**, following the public hearing, the 2025 budget has been reviewed by the Board and is now ready for adoption.

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

SECTION 1. The budget attached herein as Exhibit A is hereby approved and adopted as the budget of the RHA for the 2025 calendar year.

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

**Part II: Appropriation**

**WHEREAS**, the RHA has made provision in the Budget for revenues in an amount equal to or greater than the total proposed expenditures as set forth 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, and;

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

SECTION 1. Estimated revenues are as follows:

GENERAL FUND:

Beginning Fund Balance:	\$ 1,237,444
Member Contributions:	\$ 230,850
Grants:	\$ 144,500
Loan Fund Interest	\$ 16,985
Program Fee	<u>\$ 28,000</u>
Total Revenue:	\$ 420,335

SECTION 2. Estimated expenditures are as follows:

GENERAL FUND:

Project Costs:	\$ 144,500
Project Cost Match:	\$ 40,000
Alliance Administration:	<u>\$ 204,975</u>
Total Expenditures:	\$ 389,475
Ending Fund Balance:	<b>\$ 1,268,304</b>

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 12<sup>th</sup> day of December, 2024.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

✕

✕

La Plata Economic Development Alliance,  
Secretary

Patrick Vaughn, President

Exhibit A  
2025 Budget

**Regional Housing Alliance of  
La Plata County**



**2025 Budget Draft at 11/20/2024**

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REGIONAL  
HOUSING  
ALLIANCE

**Job Title:** RHA Director

**Employment Status:** Full-time Regular or Contract

**Location:** Durango, Colorado

**Organization:** Regional Housing Alliance of La Plata County (RHA)

**About the Organization:**

The Regional Housing Alliance of La Plata County (RHA) is a collaborative organization dedicated to addressing the housing needs of the region. RHA works with local governments, non-profits, and the private sector to create and sustain affordable and workforce housing solutions. Our 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.

**Position Overview:**

The RHA Director is responsible for the overall leadership, management, and operation of the organization. This role requires a visionary leader who can work collaboratively with various stakeholders, including government officials, community members, and housing advocates, to develop and implement strategies that address the region's housing challenges. Director shall perform said services under general direction of the RHA Board of Directors, and La Plata Economic Development Alliance (LPEDA) Executive Director.

**Key Responsibilities:**

**Strategic Leadership**

- Develop and implement the strategic plan to advance the mission of the RHA.
- Lead initiatives to increase the availability of attainable and workforce housing in La Plata County.
- Foster partnerships with local governments, community organizations, and the private sector to promote housing development.

**Fundraising and Resource Development**

- Lead tax campaign to establish a sustainable funding source as a top priority in year 1
- Identify and pursue funding opportunities, including grants, donations, and partnerships.
- Develop and implement fundraising strategies to support the organization's programs and initiatives.
- Cultivate relationships with donors and funders to secure ongoing support.
- Manage the DOLA Local Capacity Grant, in conjunction with LPEDA, awarded to the Town of Ignacio on behalf of the Regional Housing Alliance (RHA) and its four government partners. Ensure compliance with grant requirements and alignment with Proposition 123's affordable housing goals.
- Collaborate with La Plata County's jurisdictions to increase infrastructure and capacity, supporting the alignment of affordable housing strategies. Utilize the one-time DOLA funds effectively to fast-track projects and meet community housing needs.

## Community Engagement

- Serve as the primary spokesperson for the RHA, representing the organization at public meetings, conferences, and in the media.
- Build and maintain strong relationships with key stakeholders, including local government officials, community leaders, and residents.
- Engage with the community to identify housing needs and develop programs that address those needs.

## Advocacy and Policy Development

- Advocate for policies and funding at the local, state, and federal levels that support attainable housing development.
- Work with policymakers and community leaders to develop and implement housing policies that benefit the region.
- Stay informed of trends and developments in housing policy and funding and apply that knowledge to RHA's work.

## Organizational Management

- Oversee the day-to-day operations of the RHA, ensuring effective and efficient management of resources.
- Provide leadership and direction to a small contracted team of staff that includes administrative and operational capacity regarding the services in the LPEDA's Professional Services Agreement with the RHA, to assist with staffing gaps during a time of employee transitions.
- Develop and monitor the organization's budget, ensuring financial sustainability and accountability.

## **Qualifications**

- Bachelor's degree in public administration, urban planning, business, or a related field (Master's degree preferred).
- A minimum of 5 years of experience in housing development, public administration, or a related field, with at least 3 years in a leadership or management role.
- Strong understanding of attainable and workforce housing issues, particularly in rural and mountain communities.
- Proven track record of successful strategic planning, project management, and team leadership.
- Excellent communication and interpersonal skills, with the ability to build relationships and work collaboratively with diverse stakeholders.
- Experience in advocacy, policy development, and fundraising.
- Ability to manage multiple projects and priorities in a fast-paced environment.

## **Compensation**

The salary for this position is competitive and commensurate with experience within the range of \$100,000-\$120,000 annually plus benefits and relocation stipend.

## **Application Process**

Interested candidates should submit a cover letter, resume, and three professional references to [rha@yeslpc.com](mailto:rha@yeslpc.com) by November 25, 2024. Applications will be reviewed on a rolling basis until the position is filled.

The Regional Housing Alliance of La Plata County is an equal opportunity employer and encourages applications from individuals of all backgrounds.

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

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# Eva M. Henson

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558 Hermosa Meadows Road, Durango, Colorado 81301 ■ 970-406-1430 (c) ■ soluveraconsulting@gmail.com

Regional Housing Alliance of La Plata County  
La Plata Econ. Dev. Alliance  
Sarah Tober, LPEDA Exec. Director  
P.O. Box 2587  
Durango, CO 81301

Dear RHA Board of Directors and Hiring Manager,

I am writing to express my interest in the Contract Director role at the Regional Housing Alliance of La Plata County (RHA). With a strong background in public administration, affordable housing development, and community collaboration, I am excited about the opportunity to contribute to RHA's mission of advancing attainable and workforce housing solutions for La Plata County.

As an experienced housing professional, I have successfully developed and executed innovative housing initiatives that expanded affordable housing options. In my previous role as Housing Innovation Manager for the City of Durango, I led multi-stakeholder partnerships involving local governments, non-profits, and private developers to address housing shortages, resulting in over 200 units in the development pipeline. I also increased the city's housing budget from \$500,000 to \$10 million within just two years through strategic funding efforts. Additionally, I have managed both state and federal grants, ensuring compliance with funding requirements, and spearheaded community engagement efforts to ensure projects align with local needs.

RHA's focus on collaboration with local governments and leveraging private sector resources aligns closely with my experience. I have worked alongside city planners, housing advocates, and policymakers to promote policies that advance sustainability and inclusivity in housing development. Furthermore, my expertise in fundraising — through tax campaigns, grant writing, and donor cultivation—supports RHA's goal of establishing a sustainable funding base to support affordable housing projects.

I am particularly drawn to RHA's mission to support workforce housing, which is essential for the long-term economic vitality of La Plata County. Having firsthand experience navigating the complexities of housing in rural and mountain communities, I am passionate about finding creative solutions to address the unique challenges faced by residents, especially those critical to the region's economy. In addition to my housing development experience, I bring strong communication skills, a collaborative leadership style, and a proven ability to navigate complex policy environments.

Currently, as a housing consultant with Soluvera LLC, I provide tailored services to help communities and organizations develop strategic, innovative solutions to their housing challenges. I am confident that my experience in affordable housing development, strategic planning, and community engagement will enable me to make a meaningful impact as the Contract Director for the RHA.

I would welcome the opportunity to further discuss how my skills and background align with the goals of the organization. Thank you for your time and consideration. I look forward to the possibility of working together to support regional housing initiatives.

Sincerely,  
Eva Henson



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# Eva M. Henson

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## Consultant

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**Independent Contractor** | September 2024 - Current| Empowering Communities and Organizations through Strategic Housing Solutions

At Soluvera LLC, I provide tailored housing consultant services to strengthen communities and organizations facing housing challenges. With expertise in planning, technical assistance, project management, and below market housing development, I focus on creating affordable and attainable housing options for local residents.

My mission is to collaborate with local partners and engage communities to inspire effective policies, develop impactful programmatic solutions, and offer resources that encourage best practices - all with a vision of transforming the housing landscape and building sustainable, inclusive communities.

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## WORK HISTORY

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**Housing Innovation Manager**- November 2021- July 2024  
City of Durango - Durango, Colorado

Create, implement, lead, and administer community housing initiatives towards the goal of maintaining and enhancing quality of life in Durango through creation and support of housing development. The Division works collaboratively with established community partners and seeks out new partnership opportunities on a local, state and federal level. To further city housing goals based on the 2024 Strategic Plan for "Innovative Housing and Economic Development" the Division is focused in the following:

### Program Areas

- |                                    |                                      |                                 |
|------------------------------------|--------------------------------------|---------------------------------|
| - New Housing Development          | - Housing Programs                   | - Adaptive Reuse                |
| - Preservation of Existing Housing | - Land Acquisitions and Land Banking | - Housing Policy and Code       |
| - Partnerships                     | - Funding Sources                    | - Public Relations and Outreach |

### Core Functions

- Cultivate innovative housing solutions and partnerships to advance the development of a variety of housing options to support a multigenerational and mixed-income community to narrow the gap between income levels and housing affordability.
- Direct, plan, and coordinate housing policy, programs, and residential development.
- Serve as the face of housing for the city and stimulate its growth as a sustainable, equitable community.
- Create and manage overall strategy to strengthen the community's access to housing and affordability.
- Propose, execute, and evaluate affordable and attainable workforce housing strategies for implementation and update policy, programs and procedures accordingly.
- Advance public relations through various forms of communication, outreach, and education to provide public awareness of city housing objectives, financial commitments, and tangible outcomes achieving city housing goals.
- Manage and supervise two housing staff to create, implement, and execute the annual housing work plan.
- Develop and prepare annual multi-million dollar housing budget and housing revenue forecasts for Fair Share fee-in-lieu, Twin Buttes, and Three Springs transfer fees.
- Project manager for city's inclusionary zoning program and oversee contractual agreements.
- Attend community meetings and educate constituents, gather feedback on key issues, and create presentations for public meetings.

**Housing Manager**- February 2020 to November 2021

**Town of Frisco** - Frisco, Colorado

Create and implement housing strategies to achieve the Town's housing goals contained in the yearly Council Strategic Plan, the 2019 Frisco Community Plan, and the Strategic Housing Implementation Plan. Manage and administer the Town's housing programs and initiatives, including employee housing, new housing development, short-term rental license program, below-market deed restriction inventory management, housing policy and land use code updates with a focused effort in the affordable and attainable workforce housing continuum.

#### **Core Functions**

- Manage and oversee 153 deed restriction unit portfolio including annual compliancy, resale calculations, and coordination with Summit Combined Housing Authority for household qualifications and Area Median Income (AMI) changes.
- Create and prepare Request for Proposals and supporting agreements or contracts with partners for new housing developments.
- Maintain housing data and research best practice trends related to deed restriction templates.
- Implement and report information about the town's housing programs and housing projects through public outreach to increase awareness.
- Manage and oversee 18 town-owned rental properties including selection process of tenants, preparation and execution of leases, rent collection, enforcement of leases, and handling and resolving tenant issues.
- Develop and prepare annual multi-million housing dollar budget that includes consistent housing revenue streams from county wide sales taxes dedicated to housing initiatives for affordable and attainable workforce.
- Assist in analyzing community needs, changing market conditions, keep abreast of trends and opportunities relevant to housing, provide pertinent information and recommendations to elected officials, seek new innovative opportunities to improve programs and services, and make adjust to policies and procedures accordingly.
- Responsible for housing grant administration including submittal of grant applications, reporting ,and compliancy.
- Advance housing development projects aimed at increasing housing supply including new construction, acquisition, and through creation of public-private partnerships.
- Project manager for advancing town housing projects through concept to stabilization including due diligence, navigating various project approvals, to permit issuance, and through construction completion.
- Stay informed and updated on local, state, and federal funding opportunities and application processes for Colorado.

**Executive Administrative Manager** - March 2013 to February 2020

**Summit County Government** – Breckenridge, Colorado

Led an administrative team to perform a wide range of complex executive and legal responsibilities for the County Manager, Board of County Commissioners (BOCC) and County Attorney offices to support efficient county business operations.

**Legal Assistant** - January 2011 to March 2013

**Carlson, Carlson & Dunkelman, LLC Attorneys at Law** – Frisco, Colorado

**Colorado Licensed Realtor** - April 2005- April 2014

**Keller Williams Realty, Inc.** – Frisco, Colorado

**Development Project Specialist**- November 2003 to December 2005

**Keystone Resort Development Company** – Keystone, Colorado

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## EDUCATION

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**Bachelor of Arts: English Literature and a Minor in Journalism**, 2002

**University of Cincinnati** - Cincinnati, Ohio

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## CERTIFICATIONS

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**Colorado Notary** - Commission expires February 8, 2028

**Colorado Real Estate License** - April 2005 - April 2014

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## REFERENCES

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**Nicol Killian**

former Community Dev. Director  
Town of Bayfield  
970-799-3921 (c)

**Pam Moore**

Executive Director  
HomesFund  
970-759-3318 (c)  
pam@homesfund.org

**Elizabeth Salkind**

Executive Director, Housing  
Solutions for the Southwest  
970-749-7688 (c)  
esalkind@swhousingsolutions.com



## 2025 Meeting Schedule

2<sup>nd</sup> Thursday of the Month  
2-4 p.m.

Durango Chamber of Commerce  
2301 Main Avenue  
Durango, CO 81301

Month	Date	Location
January	9	Conference Room
February	13	Conference Room
March	13	Conference Room
April	10	Conference Room
May	8	<b>CANCEL</b>
June	12	Conference Room
July	10	Conference Room
August	14	Conference Room
September	11	<b>CANCEL</b>
October	9	Conference Room
November	13	Conference Room
December	11	Conference Room

### Events

April	29	SW Housing Summit
September/Oct.	<b>TBD</b>	Board Retreat
October	<b>TBD</b> <b>(8-10 anticipated)*</b>	Housing Colorado Conference
October	15	Proposed Budget to Governing Body
December	31	Adopt Budget before this date