



REGIONAL LA
HOUSING PLATA
ALLIANCE COUNTY

Agenda

RHA Board of Directors
February 9th 2023 – 2:00-4:00 p.m.
Durango Chamber of Commerce
2301 Main Ave Durango, CO 81301

<https://us06web.zoom.us/j/89868478748>

A. Call Meeting to Order

B. Introductions and Roll Call

1. Identification of any actual or perceived conflicts of interest

C. Public Comment

D. Approval of Agenda

E. Consent Agenda

1. Approval of the Consent Agenda
 - a) January Minutes
 - b) December Financial Statements

F. Alliance Updates

1. Catalyst Fund Updates – Mike French
2. Fund Balance Policy Findings and Recommendation – Sarah Tober
3. Website and Logo Update – Sarah Tober
4. Auto Payments – J.J. Desrosiers

G. Decision Items

1. Bank Signers
2. Officers Elections

H. Discussion/Updates

1. Prop 123 – Eva Henson

I. Presentations and Engagement with Non-RHA Entities

J. Member Updates

1. Town of Bayfield
2. City of Durango
3. Town of Ignacio
4. La Plata County
5. Member at Large

K. Adjournment



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 - b) December Financial Statements (p. 10)

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RHA Meeting Minutes

Board of Directors

January 12th, 2023, 2:00–3:42 pm.

Center for Innovation, Durango Colorado

A. MEETING CALLED TO ORDER by Chairwoman Kim Baxter at 2:03 pm (recording not started)

B. INTRODUCTIONS AND ROLL CALL (recording not started)

NAME	AFFILIATION	ATTENDANCE		
Marsha Porter-Norton	La Plata County	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Mike Segrest	La Plata County	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kim Baxter	City of Durango	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Eva Henson	City of Durango	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kathleen Sickles	Town of Bayfield	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kristin Dallison	Town of Bayfield	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Mark Garcia	Town of Ignacio	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Clark Craig	Town of Ignacio	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Patrick Vaughn	Member at large	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online

Others present:

- Mike French, LPEDA
- Michelle Furi, LPEDA (Online)
- J.J. Desrosiers, LPEDA
- Sarah Tober, LPEDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts
- Elizabeth Salkind (online)
- Rachel Taylor-Saghie (online)
- Shak Powers (online)
- Visit Durango (online)

No disclosure of actual or perceived conflicts of interest

C. PUBLIC COMMENT (00:00:01)

Ms. Laurie Roberts took a moment to reintroduce herself to the Board and list her various affiliations in the community. She stated her desire to be clear and described herself as an advocate for increasing government capacity. She referenced Colorado’s Affordable Housing Transformational Taskforce, and shares their view that Colorado has a "once in a generation opportunity to transform its affordable housing system." Given this opportunity, she encouraged the Board to continue to think big and expand the RHA's offerings, perhaps even continuing the search for an Executive Director (in addition to or perhaps in place of the

contract with the La Plata Economic Development Alliance). She expressed her hope that this RHA would build up a portfolio of properties similar to other RHAs around the state and encouraged the Board not to focus their efforts on "trickle-down" policies.

D. APPROVAL OF AGENDA (00:02:10)

Chair Baxter proposed moving agenda item **G1: Resolution 2023-01** to immediately follow agenda item **E: Consent Agenda** to accommodate Board Treasurer Mark Garcia's need to depart from the meeting early as Mr. Garcia was sponsoring that resolution.

Clark Craig motioned, and Marsha Porter-Norton seconded to approve the agenda with the proposed amendment. The motion passed without opposition by voice vote.

E. CONSENT AGENDA (00:02:40)

Patrick Vaughn motioned, and Mike Segrest seconded to approve the consent agenda. The motion passed without opposition by voice vote.

G 1. RESOLUTION 2023-1 ~ BUDGET APPROPRIATION – MARK GARCIA (00:03:28)

2:08 pm: Through a poor connection, Mark Garcia outlined the resolution explaining that it appropriated funds for the 2023 budget. He explained that the resolution was a formality that should have been passed with the budget in December. Vice President Marsha Porter-Norton thanked the Economic Development Alliance and Mr. Garcia for their work on this resolution.

Katie Sickles motioned, and Patrick Vaughn seconded to approve Resolution 2023-01. The motion passed without opposition by voice vote.

Chair Baxter noted Director Eva Henson's arrival at the meeting.

F. ALLIANCE UPDATES (00:05:50)

1. OPERATIONS AND PERSONNEL UPDATES – MIKE FRENCH & SARAH TOBER (00:05:59)

Michael French, the Executive Director of the La Plata Economic Development Alliance (The Alliance), began by introducing Sarah Tober as their new Housing Strategy Manager, whose sole responsibility at the Alliance will be RHA projects. The Alliance has procured an office lease for Ms. Tober and the RHA at \$350 per month. The Alliance has similarly secured internet, phone, and P.O. Box services on behalf of the RHA, meaning that the RHA now has an operations presence.

Mr. French noted that the Office Lease was included in the board packet as well as an addendum to the lease that was made to keep the RHA compliant with TABOR laws after the packet had been published.

Sarah Tober introduced herself and gave an overview of her communications, advocacy, and community resilience background. Her prior work included two bills passed in the Texas legislature related to dark skies and scenic byways. She also has a history of working with REITs in real estate and a publicly traded student



housing firm. Ms. Tober expressed her excitement to live in Durango and her gratitude for the opportunity to work with the RHA.

2. CATALYST FUND UPDATE – MIKE FRENCH (00:09:14)

Mr. French explained that there is not much of an update. However, the Alliance is in the early stages of submitting a proposal for \$1-\$1.5 million in funding from a large foundation. However, it will probably be a few months before they hear back. Although they may not receive the total amount, Mr. French is optimistic and happy to provide the proposal to any directors who want to read it.

3. WEBSITE DEVELOPMENT – MIKE FRENCH & MICHELLE FURI (00:11:00)

Mr. French explained the contract with SIPA (the Statewide Internet Portal Authority) in the board packet, allowing the RHA to receive a ".gov" URL. The Alliance has also solicited a designer to help develop the new website.

Mr. French also asked the Board if the Alliance might explore new options for RHA logos as they build up the website. The Board agreed.

President Baxter asked whether the lease agreement and the SIPA contract would require board approval since they were with the RHA rather than the Alliance. After some clarification, the Board determined that board approval was, in fact, necessary for both documents. In the following discussion, Mayor Clark Craig caught a naming error in the SIPA contract, which the Board instructed the Alliance to correct. Director Mike Segrest had a question about what is provided under the contract. Mr. French clarified it would include hosting services, URL Registration, website frameworks, maintenance, and support at no cost to the RHA. Katie Sickles noted that the Town of Bayfield had used a SIPA website until recently, and while it was not particularly robust, it would probably work for the RHA's purposes.

Mike Segrest moved, and Patrick Vaughn seconded to approve signing the lease agreement. The motion passed without opposition by voice vote.

Patrick Vaughn moved, and Katie Sickles seconded to approve signing the contract between RHA and SIPA. The motion passed without opposition by voice vote.

Voting concluded, Sarah Tober resumed the updates and shared that the intended URL for the new website is "laplatahousing.gov." The Board inquired how people who do not know about the RHA might be able to find this website. Mr. French reassured the Board that keywords could be tied to the website and suggested spending a bit of money towards that end once the website is launched. The Board agreed and encouraged casting a wide net on keywords.

Eva Henson raised concerns about the phrase "RHA" not being included in the URL; Ms. Sickles responded that doing so might breed confusion with other regional housing *authorities*. Other ideas were floated for



URLs, and it was ultimately decided that Mr. French would obtain a number of URLs for the Board's consideration at a later date.

Mike Segrest noted that regional housing *authorities* traditionally work with low-income housing, which is significantly different from the focus of our organization. He emphasized that it will be essential to transition our image away from the negative associations of other RHAs.

J.J. Desrosiers noted Mark Garcia's departure from the Zoom call.

4. MEETING RECORDING POSTING POLICY – J.J. DESROSIERS (00:28:10)

J.J. Desrosiers, the Alliance's Program Manager, inquired what policy the Board would like to set regarding publicly posting recordings of their meetings. The Board approved posting visual/audio recordings of their meetings on the forthcoming website and instructed the Alliance to find a suitable means of doing so.

5. FEBRUARY MEETING DETAILS – J.J. DESROSIERS (00:30:45)

Mr. Desrosiers informed the Board that due to a venue scheduling conflict; February's board meeting will be held at the Durango Chamber of Commerce rather than the Center for Innovation. However, he clarified that all other Board meetings for the year 2023 *will* be held at the Center for Innovation on the second Thursday of every month at 2:00 pm.

G. DECISION ITEMS (00:32:43)

1. RESOLUTION 2023-1 ~ BUDGET APPROPRIATION – MARK GARCIA (00:03:28)

Item Moved

2. HOUSING COLORADO RENEWAL – J.J. DESROSIERS (00:32:45)

Mr. Desrosiers told the Board that Housing Colorado had solicited the RHA to renew its membership and that Housing Colorado's letter and invoice were included in the board packet. Mr. Desrosiers asked the Board how they would like staff to proceed. At the president's request, Eva Henson outlined the benefits of membership which included: webinars, conferences, a newsletter, job postings, RFPs, advocacy, outreach events, and more. Ms. Henson made a strong recommendation that the Board renew its membership.

Katie Sickles motioned, and Eva Henson seconded to approve paying for and filing a membership renewal with Housing Colorado in the amount of \$345. The motion without opposition by voice vote.

H. DISCUSSION/UPDATES (00:36:13)

1. COLORADO HOUSING UPDATE AND POLICY COMITY – MIKE SEGREST & MARSHA PORTER-NORTON (00:36:15)

Vice President Marsha Porter-Norton gave an update from two organizations, Colorado Counties, Inc. (CCI) and Counties & Commissioners Acting Together (CCAT), on several emerging bills. The first of the policies they had taken notice of were those attempting to change the assessment category of short-term rentals from residential to commercial and then there will be implementation steps since Proposition 123 was passed in the last statewide election. The second policy discussed was a proposed Statewide Housing Advisory Board



to advise the legislature. The third was a policy to give governments the first right of refusal to buy affordable housing in mobile homes. Ms. Porter-Norton especially highlighted emerging support for legislation that would give counties the authority to appropriate monies from non-traditional taxes to multi-jurisdictional housing authorities.

Following up, Mike Segrest outlined discussions at the state level for a land use bill that should be monitored. He thought that if these discussions gained steam, it might become necessary to speak out against it because of its potential to intrude into local governments' jurisdiction. Ms. Porter-Norton clarified that the Governor believes the current the affordable housing problem is really a zoning problem. Whether one agrees with that assessment or not she said, his potential "fixes" should be carefully examined as they come out in the form of a legislative bill in this session.

Director Pat Vaughn voiced his high concern at the right of first refusal idea because of its broad nature and ability to severely devalue real estate. He warned that the results could be disastrous depending on how the potential bill is written, and others noted that similar policies might already exist on the state level, and a lot depends on the intended purpose of such a bill. Mr. Vaughn brought up some corollaries between this potential bill and a California policy that allowed almost anyone to hold up development via lawsuit and thus drove prices way up. The Board discussed the concerns Mr. Vaughn raised and generally agreed that such policies should not extend beyond mobile homes. No formal policy direction or vote was taken.

2. FUND BALANCE POLICY – KIM BAXTER (00:45:40)

President Baxter requested that the Alliance research standard practices among other RHAs regarding fund balance policies and present their findings back to the Board.

3. DEVELOPMENT OF A DASHBOARD TO GAGE PROGRESS OF 617 UNIT GOAL - MARSHA PORTER-NORTON (00:46:08)

Marsha Porter-Norton asked Ms. Tober and the Alliance staff if developing a dashboard is something they could accomplish. The Board acknowledged that it would be a complicated process –although the data already exist in some form across the municipalities– but it would be an excellent way to show results to the community. The Board also agreed that a "pipeline graph" which tracks certain benchmarks would be a preferable format given the lengthy timeline of housing development. There was also a discussion on the definitions, criterium, and goals to be tracked.

Mike French agreed that the Alliance could and should work to develop a dashboard based on the Board's feedback. The Board agreed that this project would be a valuable service to the community.

I. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES

None

J. MEMBER UPDATES (01:00:42)

Note: The Board President opted to call on members for updates in reverse agenda order.

1. TOWN OF BAYFIELD (01:33:00)

Katie Sickles followed up on the previous conversation by confirming that the Town of Bayfield is considering a ballot measure in November to approve their own lodger's tax. The town is also working on



installing a light at the East intersection, which will do a lot to develop the area near Cinnamon Heights, Mustang Crossing, and Pine River Commons. The town has continued talks with the Cinnamon Heights HOA, and there has been only minimal pushback on the use of factory build homes, which the RHA board agreed were unfounded. In total, with all the annexations and building projects, the population of Bayfield will probably double.

Bayfield was not asked to apply for the DOLA grant, but that has helped them identify some holes in their land use code, document management, and other processes that need to be updated. However, they did submit a Letter of Intent to apply for funds under HB22-1304 and HB22-1307 for Cinnamon Heights; and will apply on March 1st, 2023.

As a final update, Pat Vaughn added that Fading West Development would build a new factory in Denver to produce manufactured homes, demonstrating how integral modular building will be in the housing industry.

2. CITY OF DURANGO (01:17:46)

Eva Henson is finalizing the details of the City's DOLA application. Durango is one of three communities that might receive these funds; they have been asked to reduce their asking amount and are receiving well-boding feeding. The partnership with the Southern Ute Indian Tribe is what has been keeping this application competitive. Ms. Henson just came from a meeting with the Three Springs team to refine their project that will open up land for affordable housing. There is also a news update on the Best Western conversion project forthcoming. That project is experiencing some red tape delays due to a NEPA flood plains study. Since the building cannot be moved, Ms. Henson has a meeting scheduled with HUD, CHFA, and the developer to figure out how to proceed. The Board spoke for a while on their experience with NEPA restrictions and other red tape restrictions pertaining to the Best Western Project—Mr. Vaughn was vocal in his criticism of these types of steps that he feels drive up housing costs. However, Ms. Henson did note that her HUD representative in Washington DC has been extraordinarily helpful during this process.

The City also recently closed RFPs for an inclusionary zoning consultant but received no proposals. Therefore, Ms. Henson is working on finding an alternate arrangement with one of the City's preferred consulting firms to fulfill restrictions placed by DOLA.

Kim Baxter announced that the City Council approved expanding Ms. Henson's office. Ms. Henson added that she had finished interviews with housing coordinator candidates and looked forward to making an offer. Ms. Baxter also explained that the Council would have a retreat to identify the top 2-3 most relevant projects from their strategic plan to focus on. Their most significant issues center on discussions around a lodger's tax, a 2005 dedicated sales tax re-up, and where funding should come from. Ms. Baxter does not know what the Council will decide. However, she believes there is still time to get an initiative on the ballot if it is relatively simple.

When asked for clarification about the lodger's tax discussions, Ms. Baxter replied that a formula had been set a year or two ago as to how proceeds from the lodger's tax would be disbursed. However, the proceeds exceeded all expectations, which meant that some recipients—namely Visit Durango—are now receiving more funds that ever anticipated and that the City's original intent was no longer met. The discussions will revolve around how that intent can be reclaimed and determining what the distribution formula should be. Ms. Baxter also outlined some of the hypothetical reallocation structures being discussed.



The Board noted that it is important to differentiate between the County's, City's, and other entities' different lodger's taxes and that only the County Commissioners can place on the ballot a question about whether or not to reallocate the County's lodger's taxes, an idea that has been discussed.

3. TOWN OF IGNACIO (01:13:18)

Mayor Clark Craig informed the Board that Mark Garcia is pursuing funding for the Rock Creek property which would add forty units. Additionally, Timberage has opted to build in Three Springs instead of Ignacio because it gives them a better market. However, Mr. Craig believes that the community's bigger issue is natural gas prices. He explained that the town's prices have risen from \$5.44 in November to \$10.29 in December, and in January, it will be \$32.97. That means if your bill was \$108 in November, it would be \$659 in January if you use the same amount. The town is working with Southern Ute Utilities (the source of their natural gas) to see what can be done to alleviate these prices for those most affected. However, this phenomenon is present throughout the Southwest and is mainly driven by California, and the trends do not look good. The silver lining (from a government perspective) is that this will cause a dramatic uptick in tax revenue which may be able to alleviate those most affected. Even though it is not directly related to housing, it will indirectly affect renters, inflation, and homelessness.

4. LA PLATA COUNTY (01:06:53)

Mike Segrest updated the Board on the County's DOLA application process. They have been receiving mostly positive feedback from DOLA. Mr. Segrest also informed the Board that Elevation (the landowner) is similarly pursuing the funds under HB22-1304 and HB22-1377 and are being told by DOLA that they are subject to relocation provisions of federal law and thus must compensate the existing residents twice, once as a tenant and once as an owner even though they are making arrangements for relocation and not displacing any tenants. The Board expressed a high level of concern about this news and asked what could be done to avoid this excessive financial burden. Mr. Segrest did not have exact answers but was looking into the situation.

Marsha Porter-Norton referenced last year's RHA retreat, which recognized clearing up housing codes as a priority. Unfortunately, to date, La Plata County has been unable to make strides in this goal due to a lack of staff capacity in its planning department. However, the County has hired Kevin Hall as Interim Community Planning Director. The County has launched a national search for a new director and once that person is on board, assessing the County Code and developing new code(s) for affordable and workforce housing should be completed.

5. MEMBER AT LARGE (01:00:48)

Mr. Vaughn informed the Board that the updated grant matrix shows approximately \$8 million in grants being pursued across all four municipalities. Among these, the town of Bayfield has resubmitted an application for \$2.8 million under HB 22-1304 and HB 22-1307 for Cinnamon Heights.

Mr. Vaughn urged board members to view the new multifamily housing project under development behind the Home Depot. It is a modular development with units shipped down from Boise, Idaho. Mr. Vaughn considers this modular format to be the future of housing. It was also noted that fourteen of these eighty-nine new units would be rent-restricted. Eva Henson commented that this venture would likely serve as a template for others going forward, and there was general excitement from the Board about this project.



Mr. Vaughn also welcomed Sarah Tober and stressed that one of the prominent roles of the RHA is to raise and funnel funds, and identify options that other entities can take up. The RHA will have to rely heavily on Ms. Tober's leadership in fulfilling that role.

K. MEETING ADJOURNED by Chairwoman Kim Baxter at 3:42 pm (01:38:36)

Zoom Recording:

<https://us06web.zoom.us/rec/share/RdsAq50WrRIWpevgXe3kQwPBTtLvASoYMbFkruHx7J4VnP1BmGhBm0rw0xudCMbk.qdZsUnAy23cP38sk>

Passcode: =tCUK1A1

Pending Approval



Regional Housing Alliance of La Plata County
Statement of Assets, Liabilities, & Net Assets
As of December 31, 2022

	Dec 31, 22	Dec 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	225,070	11,345	213,725
Loan Fund-Previously Restricted	0	250,973	(250,973)
Total Checking/Savings	225,070	262,318	(37,248)
Other Current Assets			
1020 · Undeposited Funds	0	3,000	(3,000)
1400 · Prepaid Expenses			
1400.4 · Prepaid Office Expense	480 ¹	0	480
1400.1 · Prepaid Liability Insurance	1,692	0	1,692
Total 1400 · Prepaid Expenses	2,172	0	2,172
Total Other Current Assets	2,172	3,000	(828)
Total Current Assets	227,241	265,318	(38,077)
TOTAL ASSETS	227,241	265,318	(38,077)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	4,186	108	4,078
Total Current Liabilities	4,186	108	4,078
Total Liabilities	4,186	108	4,078
Equity			
2050 · Beginning Net Assets	0	22,000	(22,000)
2053 · Unrestricted Net Assets	262,510	262,510	0
2054 · Reserved for Emergencies	2,700 ²	2,700	0
Net Income	(42,155)	(22,000)	(20,155)
Total Equity	223,055	265,210	(42,155)
TOTAL LIABILITIES & EQUITY	227,241	265,318	(38,077)

Regional Housing Alliance of La Plata County
Statement of Assets, Liabilities, & Net Assets
As of December 31, 2022

1. Prepaid for phone line install/set up new office in Jan 2023

2. 2022 year end reserve not yet booked.

Regional Housing Alliance of La Plata County
Profit & Loss Budget vs. Actual
 January through December 2022

01/30/23

Accrual Basis

	Jan - Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3215 · EIAF Released from Restricted	0	200,000 ²	(200,000)	0%
3000 · Unrestricted Revenues				
3216 · SIPA Digitization Grant	0			
3121 · Interest Income - Bank Accounts	76	250	(174)	31%
Total 3000 · Unrestricted Revenues	76	250	(174)	31%
Total Income	76	200,250	(200,174)	0%
Expense				
4010 · Advertising	1,553			
4062 · Computer Hardware & Software	0	888	(888)	0%
4080 · Liability Insurance	1,582	1,582	(0)	100%
4315 · Professional Services				
4327 · Prof'l Services - Digitization	3,000			
4398 · Prof'l Services - Admin Fee	21,700	22,800	(1,100)	95%
4005 · Prof Serv Audit Fees	7,300	6,000	1,300	122%
4322 · Prof'l Services- Legal Fees	4,097	11,000	(6,904)	37%
4394 · Prof'l Services-Hsng Strategy	3,000 ¹			
4315 · Professional Services - Other	0	160,000	(160,000)	0%
Total 4315 · Professional Services	39,097	199,800	(160,704)	20%
6240 · Miscellaneous	0	1,000	(1,000)	0%
Total Expense	42,231	203,270	(161,039)	21%
Net Ordinary Income	(42,155)	(3,020)	(39,135)	1,396%
Net Income	(42,155)	(3,020)	(39,135)	1,396%

Regional Housing Alliance of La Plata County
Profit & Loss Budget vs. Actual
January through December 2022

01/30/23

Accrual Basis

-
1. This was a payment to LP Econ Alliance in June as a match to REDI grant for housing strategy development (reclassified from 6240. Misc)

 2. These revenues were released in a prior year per outside reviewed Financial Statements and not new revenue in 2022.

Regional Housing Alliance of La Plata County
Profit & Loss Budget vs. Actual
December 2022

01/30/23

Accrual Basis

	Dec 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3215 · EIAF Released from Restricted	0	0	0	0%
3000 · Unrestricted Revenues				
3121 · Interest Income - Bank Accounts	0	0	0	0%
Total 3000 · Unrestricted Revenues	0	0	0	0%
Total Income	0	0	0	0%
Expense				
4062 · Computer Hardware & Software	0	0	0	0%
4080 · Liability Insurance	132	0	132	100%
4315 · Professional Services				
4398 · Prof'l Services - Admin Fee	1,900	0	1,900	100%
4005 · Prof Serv Audit Fees	0	0	0	0%
4322 · Prof'l Services- Legal Fees	1,134	0	1,134	100%
4315 · Professional Services - Other	0	0	0	0%
Total 4315 · Professional Services	3,034	0	3,034	100%
6240 · Miscellaneous	0	0	0	0%
Total Expense	3,166	0	3,166	100%
Net Ordinary Income	(3,166)	0	(3,166)	100%
Net Income	(3,166)	0	(3,166)	100%

Regional Housing Alliance of La Plata County
Profit & Loss Budget vs. Actual
December 2022

01/30/23

Accrual Basis

1. First month of admin contract with LP Econ Alliance

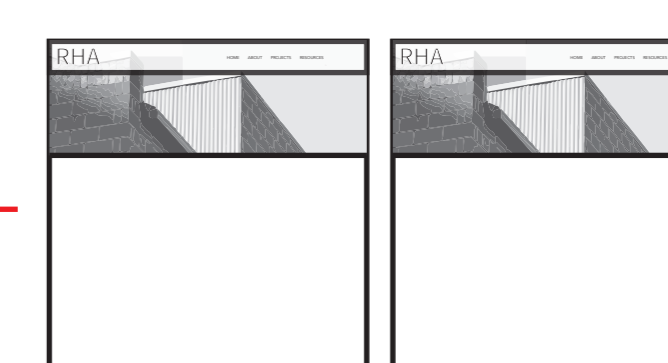
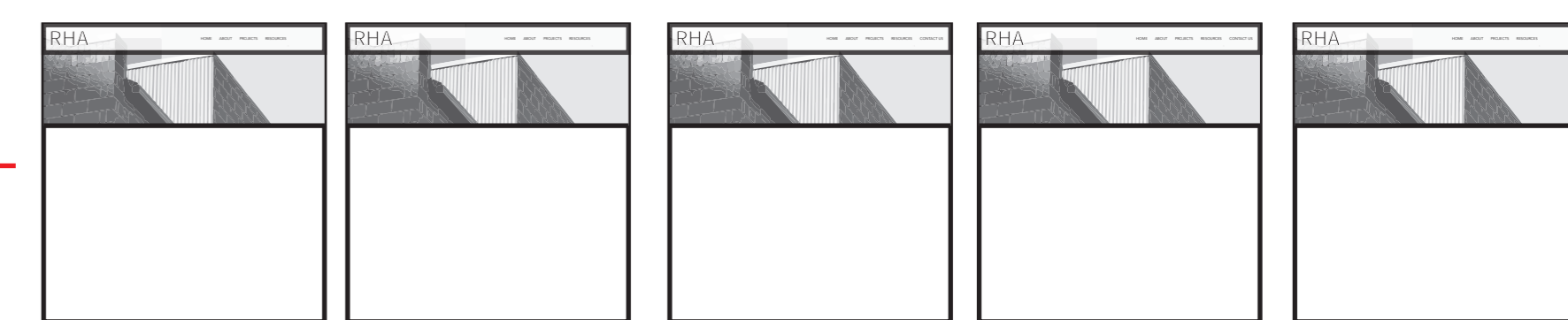
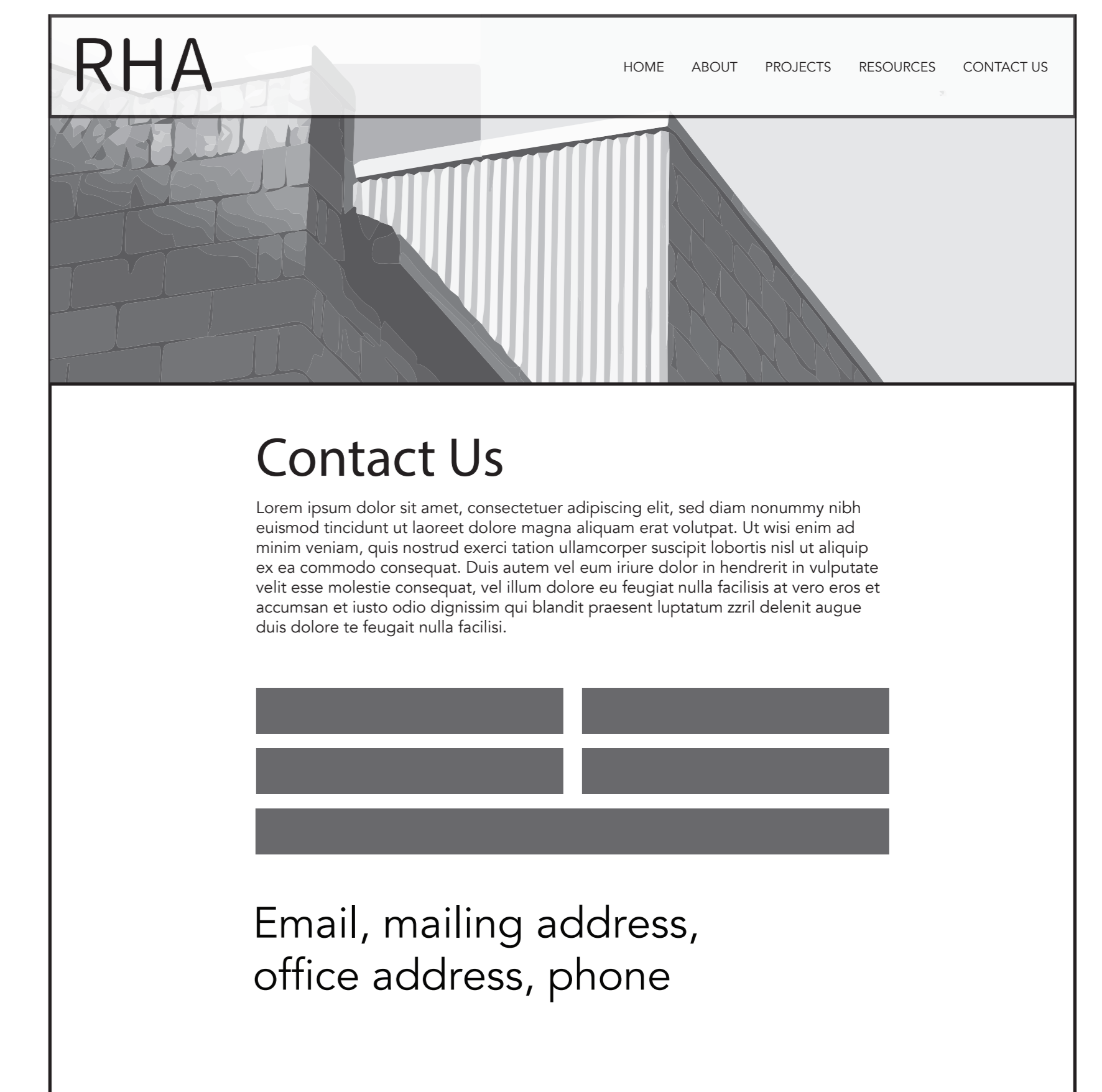
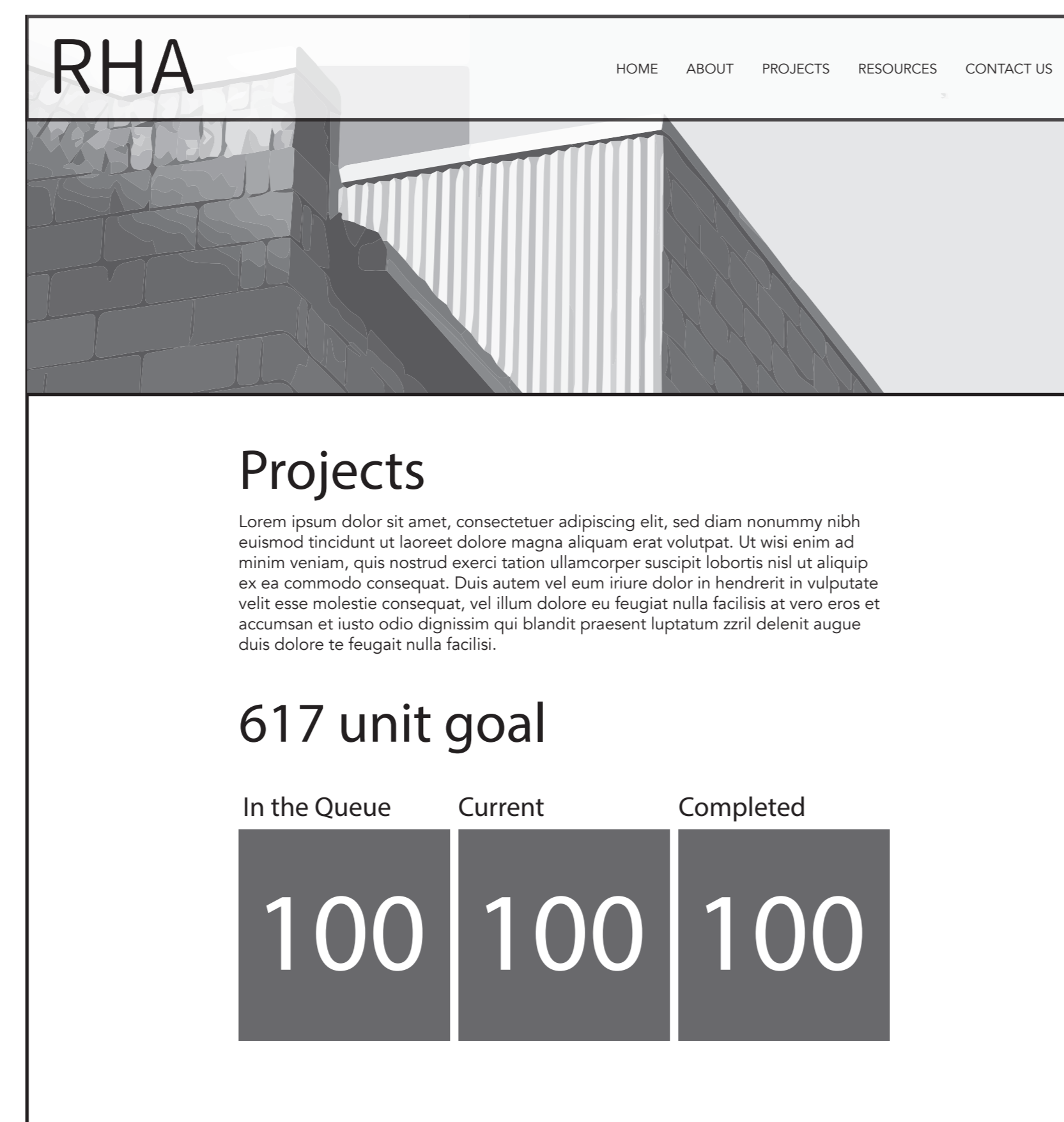
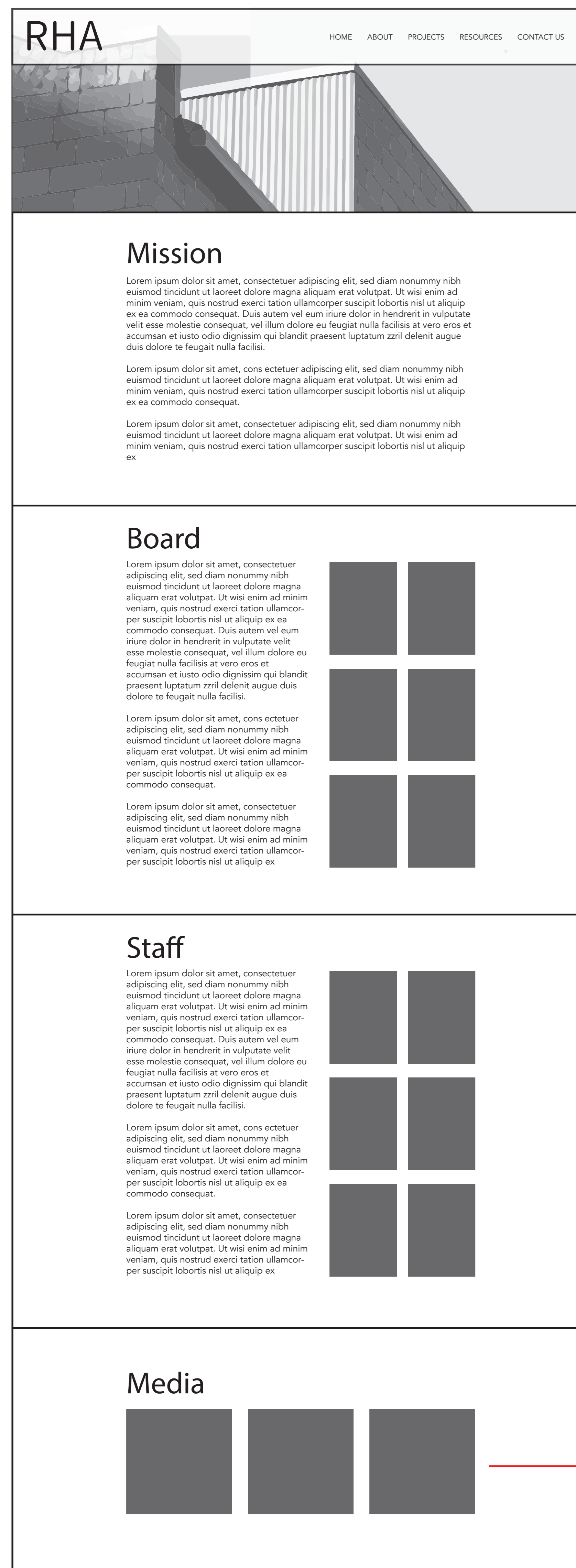
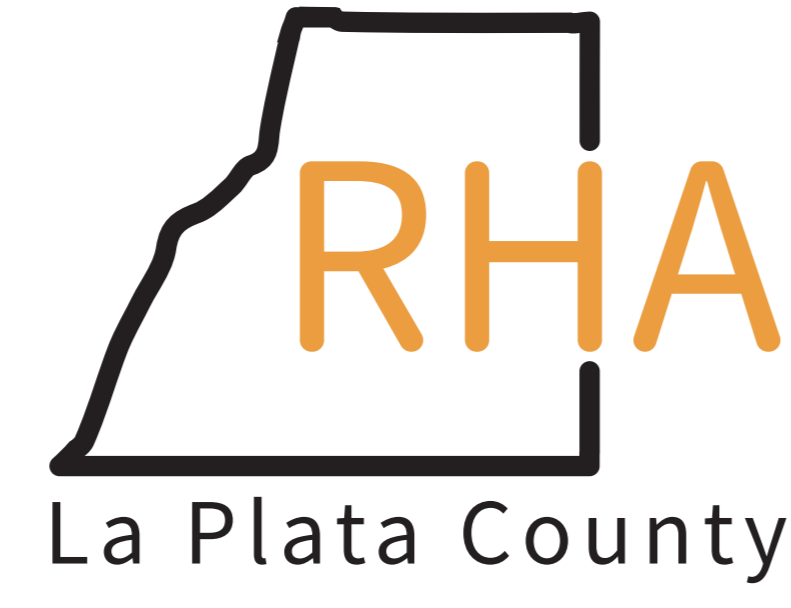
**Regional Housing Alliance of La Plata County
Transactions by Vendor
December 2022**

Type	Num	Date	Name	Memo	Account	Paid Amount	Original Amount
Bill Pmt -Check	3346	12/20/2022	CIRSA	member 16020 renewal	1000 · Operating Account		(1,691.62)
Bill	230098	12/20/2022		Property/Casualty Coverage 01/01/23 - 01/01/24	1400.1 · Prepaid Liability Insurance	(1,691.62)	1,691.62
TOTAL						(1,691.62)	1,691.62
Bill Pmt -Check	3347	12/20/2022	Fasttrack Communications, Inc.		1000 · Operating Account		(480.00)
Bill		12/20/2022		VOIP phone set up fee	1400.4 · Prepaid Office Expense 1400.4 · Prepaid Office Expense	(130.00) (350.00)	130.00 350.00
TOTAL						(480.00)	480.00

Regional Housing Alliance of La Plata County
Transaction Detail By Account Last Month
December 2022

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
Operating Funds (Unrestricted)								
1000 - Operating Account								
Bill Pmt -...	12/20/2022	3346	CIRSA	member 16020 renewal		2000 - Accounts Payable	(1,691.62)	(1,691.62)
Bill Pmt -...	12/20/2022	3347	Fasttrack Communications, Inc.			2000 - Accounts Payable	(480.00)	(2,171.62)
Total 1000 - Operating Account							(2,171.62)	(2,171.62)
Total Operating Funds (Unrestricted)							(2,171.62)	(2,171.62)
1400 - Prepaid Expenses								
1400.4 - Prepaid Office Expense								
Bill	12/20/2022		Fasttrack Communications, Inc.	VOIP phone	Unrestricted Expense	2000 - Accounts Payable	130.00	130.00
Bill	12/20/2022		Fasttrack Communications, Inc.	set up fee	Unrestricted Expense	2000 - Accounts Payable	350.00	480.00
Total 1400.4 - Prepaid Office Expense							480.00	480.00
1400.1 - Prepaid Liability Insurance								
Bill	12/20/2022	230098	CIRSA	Property/Casualty Coverage 01/01/23 - 01/01...	Unrestricted Expense	2000 - Accounts Payable	1,691.62	1,691.62
General J...	12/31/2022	FY 19 ...		monthly liab insurance expense		4080 - Liability Insurance	(131.81)	1,559.81
Total 1400.1 - Prepaid Liability Insurance							1,559.81	1,559.81
Total 1400 - Prepaid Expenses							2,039.81	2,039.81
2000 - Accounts Payable								
Bill	12/01/2022		La Plata Economic Development Alliance			4398 - ProfI Services - Admin Fee	(1,900.00)	(1,900.00)
Bill	12/20/2022	230098	CIRSA	member 16020 renewal		1400.1 - Prepaid Liability Insurance	(1,691.62)	(3,591.62)
Bill	12/20/2022		Fasttrack Communications, Inc.			-SPLIT-	(480.00)	(4,071.62)
Bill Pmt -...	12/20/2022	3346	CIRSA	member 16020 renewal		1000 - Operating Account	1,691.62	(2,380.00)
Bill Pmt -...	12/20/2022	3347	Fasttrack Communications, Inc.			1000 - Operating Account	480.00	(1,900.00)
Bill	12/31/2022	4215	Law Office of David Liberman	Legal Services for July & October 2022		4322 - ProfI Services- Legal Fees	(1,134.00)	(3,034.00)
Total 2000 - Accounts Payable							(3,034.00)	(3,034.00)
4080 - Liability Insurance								
General J...	12/31/2022	FY 19 ...		monthly liab insurance expense	Unrestricted Expense	1400.1 - Prepaid Liability Insurance	131.81	131.81
Total 4080 - Liability Insurance							131.81	131.81
4315 - Professional Services								
4398 - ProfI Services - Admin Fee								
Bill	12/01/2022		La Plata Economic Development Alliance		Unrestricted Expense	2000 - Accounts Payable	1,900.00	1,900.00
Total 4398 - ProfI Services - Admin Fee							1,900.00	1,900.00
4322 - ProfI Services- Legal Fees								
Bill	12/31/2022	4215	Law Office of David Liberman	Alliance contracts & county funding review	Unrestricted Expense	2000 - Accounts Payable	1,134.00	1,134.00
Total 4322 - ProfI Services- Legal Fees							1,134.00	1,134.00
Total 4315 - Professional Services							3,034.00	3,034.00
TOTAL							0.00	0.00





ARTICLE III ADMINISTRATIVE PROVISIONS

Section 3.1 Board of Directors. The Authority is currently governed by a Board of Directors, in which all legislative power of the Authority are vested.

a. *Number and Qualifications of Directors*. After the Effective Date of this Agreement, the Board of Directors shall be comprised of nine board members. Each of the entity parties shall appoint two members to the Board of Directors. It is the intent of the parties that the appointments from each entity either be a high-level administrative staff member of that entity or elected official, if possible. If an elected official or administrative staff member cannot serve on behalf of any entity, then that entity may appoint any person with an interest in MIWH housing to serve as a member of the Board of Directors on behalf of that entity. In addition, the Board of Directors of the Authority by majority vote of the other party appointed members shall select one additional board member at large who has experience or expertise in areas related to the services provided by the Authority, such as real estate, banking, finance, legal or social services. All members of the board must be residents of, or employed in, La Plata County and be at least 18 years old at the time of their appointment.

b. *Appointments*. It is recognized that an entity may have difficulty in appointing a board member, so any member entity may relinquish its right to appoint a board member when there is a vacancy in a board seat to be appointed by that entity. If an entity fails to appoint a board member within sixty days of the date when the vacancy began, then the appointing entity shall be deemed to have relinquished the right to appoint that board member's seat for the applicable term of the seat. Any relinquished seat shall be filled by the majority vote of the Authority's Board of Directors. The entity that relinquished its right to appoint a board member shall again have the right to appoint a member when there is a vacancy in that seat for any reason, including the end of the term or a resignation.

c. *Term of Office*. The current directors of each entity shall continue to serve until such time as the appointing entity makes the appointments referenced in Section 3.1(a). Each party shall establish the term of office of the board members appointed by that party, and the term of office for each board member shall be communicated to the Authority. The term for the appointed at-large member shall be three (3) years but such board member shall serve until his/her successor is appointed by the other members of the Board of Directors. The parties may strive to make appointments in a fashion that will maintain a reasonable stagger to the terms of Directors to avoid having more than three new directors in any year. A Board member may be reappointed by any party for successive terms.

d. *Resignation or Removal*. Any board member may resign at any time, effective upon receipt by the Secretary or the President of written notice signed by the person who is resigning. Each member of the Board serves at the pleasure of his or her appointing entity. The appointing entities may terminate the appointment of its appointee, at will at any time without cause. Furthermore, unless excused by the Board, if a director fails to attend three consecutive meetings of the Board, or otherwise fails to perform any of the duties devolving upon them as a director, they may be removed by the Board and the appointing entity shall fill such vacancy within sixty (60) days after such removal. Consideration of removal of a director by the Board shall be at a regular or special

meeting of the Board, reasonable notice of which shall be given to the director to be removed, and to the entity which appointed them.

e. *Compensation of Directors.* Directors shall receive no compensation for services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of their duties.

f. *Action by Board.* Each member of the Board shall have one vote on matters brought before the Board. A majority of the directors shall constitute a quorum and a majority of the quorum shall be necessary for any action taken by the Board. Notwithstanding the foregoing, or any other provision herein to the contrary, the following actions shall require the approval of seventy-five percent (75%) of the full board of directors: (i) condemnation of property for public use; (ii) proposal of ballot initiatives; (iii) the removal of a director under Section 3.1(d) herein; and (iv) termination of the Authority. Meetings of the Board of Directors shall be open to the public and conducted in accordance with the C.R.S. 24-72-201 *et seq.*

g. *Duties of Board.* The directors shall govern the business and affairs of the Authority. The directors shall also comply with all provisions of parts 1, 5, and 6 of article I of title 29 of the Colorado Revised Statutes, which provisions relate to the obligations of local governments with respect to budgets, accounting, and audits, as such provisions may be amended from time to time.

Section 3.2 Officers. The officers of the Authority shall be a President, a Vice President, a Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary. The Secretary and Treasurer need not be a director of the Authority.

a. *Election and Term of Office.* The officers of the Authority shall be elected annually by the Board at the January meeting or first meeting of the calendar year. Each officer shall hold office until his/her successor shall have been duly elected and shall have been qualified or until his or her death or until he or she shall resign or shall have been removed in the manner hereinafter provided.

b. *Resignation or Removal.* Any officer may resign at any time, effective upon receipt by the Secretary or the President of written notice signed by the person who is resigning. Any officer or agent may be removed by the Board whenever in its judgment the best interests of the Authority will be served thereby

c. *Vacancies.* A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board for the unexpired portion of the term.

d. *Duties.*

(i) *President:* The President shall be the principal executive officer of the Authority and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of

the Authority; shall, when present, preside at all meetings of the Board of Directors; may sign, with the Secretary or any other proper officer of the Authority deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the Authority, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

(ii) Vice President. In the absence of the President or in the event of his or her death, inability or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice-President shall perform such other duties as 'from time to time may be assigned to him by the President or by the Board of Directors.

(iii) Secretary. The Secretary shall: (a) keep the minutes of the proceedings of the Board of Directors; (b) see that all notices are duly given in accordance with the provisions of the C.R.S. 24-72-201 *et seq* and this Agreement or as otherwise provided by law; (c) sign with the President; (d) and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the President or by the Board of Directors.

(iv) Treasurer. The Treasurer shall be the financial officer for the Authority and shall: (a) coordinate with the department of revenue regarding the collection of sales and use tax authorized pursuant to paragraph (f.1) of subsection (3) of C.R.S. § 29-1-204.5; (b) have charge and custody of and be responsible for all funds of the Authority; (c) receive and give receipts for moneys due and payable to the Authority from any source whatsoever, and deposit all such moneys in the name of the Authority in such banks, trust companies or other depositories as designated by the Board of Directors; (d) and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned by the President or by the Board of Directors. All checks written from an Authority bank account over \$10,000 shall require the signature of the Treasurer and a single member of the Board of Directors or the signature of two members of the Board of Directors.

Section 3.3 Committees. The Board of Directors may create such committees as it deems necessary or appropriate in order to carry out the affairs of the Authority.

Section 3.4 Conflicts of Interest. No member of the Board nor any immediate member of the family of any such member shall acquire or have any interest, direct or indirect, in any property or project acquired, held, leased or sold by the Authority; or any entity with whom the Authority has contracted with to plan, finance, construct, reconstruct, repair, maintain, manage or operate any property, project or program related to the Authority. Any Board member having such an interest, whether direct or indirect, shall immediately disclose the same in writing to the Board of Directors, and such disclosure shall be entered upon the minutes of the Board. Upon such disclosure, such Board member shall not participate in any action by the Board affecting the project, property, or contract unless the Board determines that, in light of such personal interest, the participation of such member in any such act would not be contrary to the public interest.

Section 3.5 Insurance. The Authority shall purchase and maintain at all times an adequate policy of public entity

CML LEGAL CORNER



Prepare now for affordable housing funds through Proposition 123

By Ashlyn DuThorn, CML law clerk

In November 2022, Coloradans approved Proposition 123 (codified at C.R.S. §§ 29-32-101–106), which dedicates revenue for affordable housing programs. Municipalities should start working now to qualify for the use of funding in their communities. The citizen-initiated statute created a de-Bruce'd "state affordable housing fund" funded through revenue from the existing state income tax on 0.1% of federal taxable income. Forty percent of the revenue collected will be transferred annually to a State Affordable Housing Support Fund ("Support Fund") administered by DOLA's Division of Housing, and 60% will be transferred annually to an Affordable Housing Financing Fund ("Financing Fund") administered by the Office of Economic Development.

The Financing Fund will offer 15-25% of its funding for land banking grants and loans, for which local governments will be eligible. Between 40% and 70% of the Financing Fund will go toward an affordable housing equity program that invests in rental housing projects offering permanent affordability. Projects of this kind are defined as not requiring spending of more than 30% of household income for households that are at or below 90% of the area median income.

The Financing Fund will offer a debt and gap financing program for affordable rental housing projects that do not require spending more than 30% of household income for households that are at or below 60% AMI. This will comprise 15-35% of the fund. The Financing Fund places an emphasis on developing high-density housing, mixed-income housing, and promoting environmental sustainability.

The Support Fund will offer an affordable home ownership program with down pay-

ment assistance for those whose income is less than or equal to 120% of AMI, as well as grants and loans to non-profits, land trusts, and mobile homeowner groups. The goal is to support home ownership for persons with income less than or equal to 100% of AMI. This will comprise up to 50% of the Support Fund. The Support Fund will also offer support for persons experiencing homelessness by creating grants for non-profits, local governments, and private entities committed to helping those experiencing homelessness. This will comprise up to 45% of the Support Fund.

Lastly, the Support Fund will offer grants to local governments to increase planning capacity, which will comprise up to 5% of the support fund.

MUNICIPAL OPPORTUNITIES

Municipalities seeking to increase affordable housing in their communities will benefit from the funding and planning opportunities provided through these statutes. The statutes do not impose any mandate directly on municipalities, but two conditions must be met for funds to be used in the community: a local commitment to affordable housing and the establishment of a "Fast Track" review process. The statutes' conditions may be difficult for some municipalities to satisfy, but the statutes offer planning capacity grants to assist municipalities in meeting the statutes' goals.

PREPARING FOR IMPLEMENTATION

A local government must satisfy two requirements by **Nov. 1, 2023**, to initially qualify for funding and for other entities like non-profits to receive grants or funding to be used its jurisdiction. Municipalities are encouraged to continue to think creatively to meet these conditions.

First, municipalities must submit a commitment identifying how, by **Dec. 31, 2026**, the combined number of new and converted existing affordable units in the jurisdiction will increase by 3% annually over a baseline amount. Contributions to housing in other communities can be used. Local governments must later update that commitment starting **Nov. 1, 2026**, and when the baseline resets, to reflect the same percentage increase within three years.

Second, municipalities must establish a fast-track approval process to enable a final decision within 90 days of submission of a "complete application" for all development permits (not including subdivisions) in which 50% or more of the residential units are affordable housing. This process can include extension opportunities for resubmittals and external reviews.

WHAT'S NEXT

The implementation of Proposition 123 is just beginning, and the 2023 legislative session may bring changes to the new law. In the meantime, municipalities that would like access to revenue dedicated to affordable housing programs by Proposition 123 should make plans for how they will implement their three-year commitments and fast-track approval processes by **Nov. 1** of this year. Look for further guidance from DOLA and additional information from CML on the planning process and early funding opportunities.

This column is not intended and should not be taken as legal advice. Municipal officials are always encouraged to consult with their own attorneys.



RHA Meeting Minutes

Board of Directors

February 9th, 2023, 2:00–3:40 p.m.

Durango Chamber of Commerce

A. MEETING CALLED TO ORDER by Chairwoman Kim Baxter at 2:02 p.m. (00:00:47)

B. INTRODUCTIONS AND ROLL CALL (00:01:39)

NAME	AFFILIATION	ATTENDANCE		
Marsha Porter-Norton	La Plata County	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Mike Segrest	La Plata County	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
Kim Baxter	City of Durango	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Eva Henson	City of Durango	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kathleen Sickles	Town of Bayfield	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kristin Dallison	Town of Bayfield	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Mark Garcia	Town of Ignacio	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Clark Craig	Town of Ignacio	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Patrick Vaughn	Member at large	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online

Others present:

- o Mike French, LPEDA
- o Michelle Furi, LPEDA (online)
- o Sarah Tober, LPEDA
- o J.J. Desrosiers, LPEDA
- o Nicol Killian, Town of Bayfield (online)
- o Lorie Roberts
- o Rachel Taylor-Saghie Habitat for Humanity (online)
- o Weylin Ryan, Visit Durango (online)
- o Caroline Kinser, Neighbors In Need Alliance (NINA)
- o Donna Rheault, Neighbors In Need Alliance (NINA)
- o Elizabeth Salkind, Housing Solutions of the Southwest

No members of The Board disclosed real or perceived conflicts of interest.

C. PUBLIC COMMENT (00:03:40)

There was no public comment.

D. APPROVAL OF AGENDA (00:03:55)

J.J. Desrosiers, Program Manager for the La Plata Economic Development Alliance (LPEDA), requested that decision item G1: "Bank Signers," be removed from the agenda as their accountant is believed to have preemptively found a solution, thus making the decision item moot.

The chair agreed but requested that LPEDA keep the RHA board informed of any updates.

Clark Craig motioned, and Patrick Vaughn seconded to approve the agenda as amended. The motion passed by voice vote without opposition.

E. CONSENT AGENDA (00:04:37)

The consent agenda consisted of the January Board Meeting Minutes and the December Financials.

Clark Craig motioned, and Pat Vaughn seconded to approve the consent agenda. The motion passed by voice vote without discussion or opposition.

F. ALLIANCE UPDATES (00:05:01)

1. CATALYST FUND UPDATES -MIKE FRENCH (00:05:07)

Mike French, the executive director of LPEDA, told the RHA Board about the recent Catalyst Fund Committee orientation; in attendance was: Kent Curtis, representing LPEDA's Board and 1st Southwest Bank and Community Fund, a certified Community Development Financial Institution (CDFI); Jason Portz, the market president for Bank of Colorado representing a foundation; Eva Henson from the City of Durango; Nicol Killian, Town of Bayfield; Mark Garcia, Town of Ignacio; and Adam Rogers, Finance Director of La Plata County.

Mr. French reported that the orientation was led by Project Moxie and was very well received by the Catalyst Fund Committee. The orientation summarized the objectives of the Catalyst Fund – as per the 3-Year Workforce Housing Investment Strategy – and set up some preliminary policies and rubrics. The Committee is considering a three-tiered approach to considering funding –\$25k, \$50k, and \$75k. Their goal is to search for larger grants with more significant impacts, and they will meet again in four weeks to hammer out the rubric. Their objective is to obtain LOIs (Letters of Interest) by March in order to fit within grant funding timelines.

Treasurer Mark Garcia, Interim Town Manager of Ignacio, also noted that The Committee wants to generate case studies from the municipalities in order to test their rubric. Mr. French also expressed his gratitude to Sarah Tober, LPEDA's Housing Strategy Manager, for coordinating the event and for the entire Committee's corporation. There were no significant updates on the two foundations being courted by the Catalyst Fund, but there should be news by the next RHA Board meeting. Additionally, the Committee will form a policy subcommittee consisting of the municipal representatives.

Chair Baxter noted for the record that Elizabeth Salkind had arrived at the meeting. Salkind was given the opportunity to make a public comment but declined to do so.

2. FUND BALANCE POLICY FINDINGS AND RECOMMENDATION – SARAH TOBER (00:12:16)

Ms. Tober did not yet have any updates for The Board and wanted to get some clarity on their expectations.

3. WEBSITE AND LOGO UPDATE _SARAH TOBER (00:12:54)

After reviewing the potential logo materials in the packet, The Board quickly decided on the top left optio in the Board Packet. However, they did not like the orange and black color scheme, preferring a blue and green palette to represent the colors used in the member government's logos.



Mr. French noted that the included wireframe is not final and will have to be applied to SIPA's template.

Clark Craig motioned, and Pat Vaughn seconded to instruct The La Plata Economic Development Alliance to explore further designs related to the selected logo. The motion passed by voice vote without opposition.

4. AUTO PAYMENTS – J.J. DESROSIERS (00:19:16)

Mr. Desrosiers informed The Board that LPEDA had been having difficulty running checks to The Board's designated bank signors. Especially as Treasurer Garcia, lives and works out of town. LPEDA's accountant is working with Treasurer Garcia and Vice-President Marsha Porter-Norton to utilize TBK Bank's bill pay system. The intention is that LPEDA and accountant could receive email approval from the bank signors and then use the bill pay system rather than physical checks and signatures. The Board did not see any issue with this plan but asked that all email requests for approval include the invoice number and what is being paid for greater accountability.

Treasurer Garcia also informed The Board that the accountant was seeking blanket authorization to pay pre-approved fixed monthly costs –such as rent– online. Chair Baxter and Treasurer Garcia requested that LPEDA's accountant prepare a list of monthly expenditures to be reviewed by Treasurer Garcia and Porter-Norton for approval, adding that any future changes to items on that list would need to be reapproved.

G. DECISION ITEMS (00:22:58)

~~1. BANK SIGNORS~~

Item was removed from the agenda (see D1)

2. OFFICER ELECTIONS (00:22:59)

Chair Baxter made a note of the fact that elections were supposed to have been held in January and apologized for the accidental delay. Chair Baxter also outlined the four positions up for election and inquired to LPEDA staff what previous arrangement had been regarding the position of Secretary since no one on The Board currently held that title. Mr. Desrosiers responded that he was unsure, but it was possible that an arrangement had been made with Region 9 for secretarial duties –because neither the Treasurer nor Secretary is required to be a member of The Board. Chair Baxter commented that that is already very similar to what LPEDA has been doing for the RHA Board, and she thought it would make sense for LPEDA to hold the position of Secretary, with specific duties to be performed by various members of LPEDA's staff. The Board agreed with this suggestion.

Patrick Vaughn nominated The La Plata Economic Development Alliance for the position of Secretary, and Katie Sickles seconded. A voice vote was held, and The La Plata Economic Development Alliance was elected by acclamation.

Chair Baxter noted for the record that the current officers included: herself as President/Chair (terms are used interchangeably by The Board), Marsha Porter-Norton as the Vice-President/Vice-Chair, and Mark Garcia as the Treasurer. She also withdrew herself from consideration as she will be leaving The Board once her term on the Durango City Council ends on April 18th.



Vice-Chair Porter-Norton stated that she believes Director Patrick Vaughn would make a good President and highlighted several of her reasons, including his neutral position as a Member at Large.

Marsha Porter-Norton nominated Patrick Vaughn for the position of President, and Clark Craig seconded. Patrick Vaughn accepted the nomination, and a voice vote was held; all ayes while Patrick Vaughn abstained. Patrick Vaughn was elected by acclamation.

Chair Baxter clarified that new positions would take effect at the end of the meeting.

Director Eva Henson, Housing Innovation Manager for Durango, asked for clarification as to the length of the position terms. It was answered that positions are elected annually in January.

Clark Craig nominated Marsha Porter-Norton for the position of Vice President, and Eva Henson seconded. Marsha Porter-Norton accepted the nomination, and a voice vote was held. Marsha Porter-Norton was elected by acclamation.

Clark Craig nominated Mark Garcia for the position of Treasurer, and Patrick Vaughn seconded. Mark Garcia accepted the nomination, and a voice vote was held. Mark Garcia was elected by acclamation.

H. DISCUSSION/UPDATES (00:28:29)

1. PROP 123 -EVA HENSON (00:28:30)

Director Henson, Treasurer Garcia, and the Community Development Director of Bayfield, Ms. Nicol Killian, have been following developments related to Prop 123, and Director Henson summarized their findings. There appears to be no clearinghouse for accurate information about how Prop 123 will be implemented. Some channels have alluded to forthcoming steps municipalities and counties will need to undertake without clarification as to what those steps might be, and this has caused a good deal of confusion. Director Henson gave as an example the ambiguity of the requirement to "increase inventory by baseline 3%," and what exactly needs to be increased. Director Henson's (and others') conclusion is that the state does not yet seem to have an accurate grasp on timelines or feasibility when it comes to implementing Prop 123. However, the legislature is currently in the rule-making process, and it was agreed that Henson would take the lead on monitoring new developments. Treasurer Garcia raised additional concerns about "NIMBYism" and pushback as projects are "fast-tracked."

Director Henson expressed hope that this could be an opportunity for the RHA member governments to unite to receive funding. Treasurer Garcia raised the possibility of the RHA creating a regional affordable housing policy template that all members could adopt. This would also add more weight to advocacy at the state level and could help the RHA solidify its work going forward.

Vice-Chair Porter-Norton brought up that the process of integration may be tricky as she does not want the County's code overhaul to hold the other members up and that careful thought should be given as to when deadlines should be set. Additionally, it was expressed that Shak Powers with Region 9 EDD could be a good resource for developing a common template for affordable housing policies as he has been doing similar work at Region 9. However, Mr. French noted that Mr. Power's work is broader based across the five counties and that it would behoove the RHA to have an opinion on what a consistent fast-track policy should look like for La Plata County.



The Board took an aside, discussing current efforts underway by the municipalities to prepare their codes for Prop 123 requirements and how code integration might be pursued. The possibility was also raised of the RHA or Catalyst Fund applying on behalf of the region and divvying up the funds for the benefit of the smaller municipalities. Vaughn cautioned that the PUD (planned unit development) process municipalities are undertaking has the potential to decrease efficiency if not implemented correctly.

The Board established their support for the work being done by Director Henson, Treasurer Garcia, and Ms. Killian around this issue; it was agreed that all three will continue to share information as it becomes available and will keep everyone informed.

I. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES

None scheduled or presented.

J. MEMBER UPDATES (00:51:48)

1. TOWN OF BAYFIELD (00:51:53)

Director Katie Sickles informed The Board that Kyle Wolfe had been appointed to fill a vacancy on the Trustee Board, which will remain full until April 2024, and that constructing and getting funding for a traffic light at the east intersection is the next major project for the town. When asked where the light was on the CDOT priority list, Director Sickles responded that it had not made the 10-year plan and added that it is estimated to cost \$3.3 million. Director Sickles stressed the importance of the project and that CDOT's timeline would not be workable.

When invited to speak by the Chair, Ms. Killian added that there would be a public meeting on the stop light issue and that the town has been invited to apply for a \$2.8 million grant from the division of housing for Cinnamon Heights. Additionally, they have continued to get a lot of development inquiries, one of which was 100% deed restricted.

2. CITY OF DURANGO (01:56:01)

Director Henson shared that the City of Durango's Housing Division recently provided a report to the City Council focused on their top three projects. First was a Three Springs project partnering with the owner, GRVP LLC., for design of Wilson Gulch Roach which would service expansion into the area known as Village 2. She added that The City may apply for a \$544k DOLA Grant for this project, which would make a big difference. Next, a school parcel and parks area serviced by the Wilson Gulch Road extension will likely be transformed under a land trust model, which would include a land donation of 10-15 acres. This approach would be unique to Durango and is being investigated further. The final project was a city-owned property near Florida Rd and CR 250. Notices of award for the City-owned properties have been issued to the lead developer, Durango Crossings Partners, for mixed-use components, which will allow greater volume from the project.

Additionally, the report included updates on the Root Policy Research proposal to amend and update the city code. The contract is signed, and Root will begin work on March 1st. Deliverables include code changes, policy structure/incentives for developers, compliance with HB 21-1117, etc.

When asked what the school district's position was on the school site, Director Henson said that negotiations and conversations are active and that there could be 180-270 units added as a result of the land trust model.

The City is also putting together an annual recap report – modeled after Bayfield's – for the Best Western conversion project in conjunction with Project Moxie and has hired a new housing coordinator.



Chair Baxter notified The Board that the Durango City Council will be having a retreat to determine their top priorities going forward. Including what magnitude of funding is necessary to make a housing program effective. Chair Baxter clarified that once they have their top priorities established, then they will determine the best funding sources to utilize and proceed to list some of the possibilities.

3. TOWN OF IGNACIO (01:10:00)

Treasurer Garcia let The Board know that Ignacio has submitted a \$2 million grant request to the Division of Housing for infrastructure for their Rock Creek project, which is almost shovel-ready. Director Clark Craig, added that approximately five years ago, the Town of Ignacio started talks to purchase the old ELHI building from the Ignacio School District to be used as a community center, and that purchase could be approved as soon as Monday night. He added that it is an excellent opportunity for development.

Director Craig also inquired with Ms. Henson if it would be possible to tour the new modular housing development behind Home Depot in Durango, and The Board determined that such a trip would be good for the whole RHA board to attend. It was added that the transportation expense of the modular project meant that costs have stayed about neutral, but the modular design saved time and allowed access to a framing workforce not available in Durango. Should any modular manufacturers become established closer, overall costs will likely decrease.

4. LA PLATA COUNTY (01:17:30)

Director Porter-Norton expressed that their Interim Community Development Director, Kevin Hall, has hit the ground running and that there are several big projects in the works. The County will also be submitting an Innovations Grant for Westside.

Director Porter-Norton also drew The Board's attention to a property called Cole Ranch, which is owned by the Forest Service, which is interested in building workforce housing there. She requested that Ms. Tober try to set up a meeting to see if it is possible to increase the density of their project and discuss the overall concept.

5. MEMBER AT LARGE (01:23:13)

Director Vaughn shared an anecdotal conversation with a waitress he met who lives in a 124-year-old house and pays \$600 a month for her bedroom and has not been getting along with her roommates. He highlighted the importance of keeping real people in mind as The Board does its work. This prompted Vice-chair Porter-Norton to share a similar story about a single mother who lives in fear of the rent going up. Vice-Chair Porter-Norton was also asked if the County has a plan in place for short-term rental requirements? She responded no vote has been taken, but she believes there is support for licensure and that the County will be studying the issue.



K. MEETING ADJOURNED by Chairwomen Kim Baxter_at 3:33 pm

(01:30:35)

Recording:

https://us06web.zoom.us/rec/share/xeUjfc_cPVdhyA8BHXOs6XQ-WgU44gqwDvGpTQkF3Hi4YbN-cBO2uQL_KmMHyluz.jOOr7QiLOYx0Ympy

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