



## Agenda

RHA Board of Directors  
March 9th – 2:00- 4:00 p.m.

The Center for Innovation  
835 Main Ave Suite 225

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

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### 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. Approve the Consent Agenda
  - a) February Minutes
  - b) January Financial Statements

### F. Alliance Updates

1. Catalyst Fund Updates – Mike French & Sarah Tober
2. Eggs and Issues Event Recap - Sarah Tober & Mike French
3. Logo and Website – Sarah Tober
4. RHA Fact Sheet – Sarah Tober
5. Fund Balance Updates – Sarah Tober & J.J. Desrosiers

### G. Decision Items

1. Waiver for 2022 Audit and Selection of Auditor – J.J. Desrosiers
2. RHA Goals - Pat Vaughn
3. Letters of Support – Sarah Tober
4. FLC Third Party Evaluation - Sarah Tober

### H. Discussion/Updates

1. Current Regional Projects and Funding – Pat Vaughn & Sarah Tober
2. Prop 123 Update(s) – Eva Henson & Sarah Tober
3. Forest Service Follow Up – Sarah Tober

### I. Presentations and Engagement with Non-RHA Entities

### J. Member Updates

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

### K. Adjournment



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  - b) January Financial Statements (p. 9)

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3. Letters of Support – Sarah Tober (p. 19)
4. FLC Third Party Evaluation - Sarah Tober (p. 20)

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**RHA Meeting Minutes**

Board of Directors

February 9<sup>th</sup>, 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:**

- Mike French, LPEDA
- Michelle Furi, LPEDA (online)
- Sarah Tober, LPEDA
- J.J. Desrosiers, LPEDA
- Nicol Killian, Town of Bayfield (online)
- Lorie Roberts
- Rachel Taylor-Saghie Habitat for Humanity (online)
- Weylin Ryan, Visit Durango (online)
- Caroline Kinser, Neighbors In Need Alliance (NINA)
- Donna Rheault, Neighbors In Need Alliance (NINA)
- 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 1<sup>st</sup> 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 18<sup>th</sup>.



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 1<sup>st</sup>. 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](https://us06web.zoom.us/rec/share/xeUjfc_cPVdhyA8BHXOs6XQ-WgU44gqwDvGpTQkF3Hi4YbN-cBO2uQL_KmMHyluz.jOOr7QiLOYx0Ympy)

Passcode:gB9^&\*22

Pending Approval



**Regional Housing Alliance of La Plata County**  
**Statement of Assets, Liabilities, & Net Assets**  
As of January 31, 2023

	Jan 31, 23	Jan 31, 22	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Operating Funds (Unrestricted)	205,925.89	10,754.89	195,171.00
Loan Fund-Previously Restricted	0.00	250,994.63	(250,994.63)
<b>Total Checking/Savings</b>	205,925.89	261,749.52	(55,823.63)
<b>Other Current Assets</b>			
1400 · Prepaid Expenses	1,550.60	1,449.86	100.74
<b>Total Other Current Assets</b>	1,550.60	1,449.86	100.74
<b>Total Current Assets</b>	207,476.49	263,199.38	(55,722.89)
<b>Other Assets</b>			
1700 · Lease Deposit	350.00	0.00	350.00
<b>Total Other Assets</b>	350.00	0.00	350.00
<b>TOTAL ASSETS</b>	<b>207,826.49</b>	<b>263,199.38</b>	<b>(55,372.89)</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable			
2000 · Accounts Payable	3,548.17	420.00	3,128.17
<b>Total Accounts Payable</b>	3,548.17	420.00	3,128.17
<b>Total Current Liabilities</b>	3,548.17	420.00	3,128.17
<b>Total Liabilities</b>	3,548.17	420.00	3,128.17
<b>Equity</b>			
2053 · Unrestricted Net Assets	220,355.17	265,209.87	(44,854.70)
2054 · Reserved for Emergencies	2,700.00	0.00	2,700.00
Net Income	(18,776.85)	(2,430.49)	(16,346.36)
<b>Total Equity</b>	204,278.32	262,779.38	(58,501.06)
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>207,826.49</b>	<b>263,199.38</b>	<b>(55,372.89)</b>

Prepared February 28, 2023

## Regional Housing Alliance of La Plata County Statement of Revenues & Expenditures vs Budget

	Jan 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
3900 · Grant Revenue	0.00	0.00	0.00	0.0%
3215 · EIAF Released from Restricted	0.00	0.00	0.00	0.0%
<b>3000 · Unrestricted Revenues</b>				
3216 · SIPA Digitization Grant	0.00	0.00	0.00	0.0%
3100 · IGA Member Contribution Revenue	0.00	0.00	0.00	0.0%
3121 · Interest Income - Bank Accounts	0.00	20.00 <sup>1</sup>	(20.00)	0.0%
<b>Total 3000 · Unrestricted Revenues</b>	0.00	20.00	(20.00)	0.0%
3001 · Temp Restr Operating Revenues	0.00	0.00	0.00	0.0%
<b>Total Income</b>	0.00	20.00	(20.00)	0.0%
<b>Expense</b>				
4002 · Grants Distributed	0.00	0.00	0.00	0.0%
4004 · Matching Grants Distributed	0.00	0.00	0.00	0.0%
4010 · Advertising	0.00	0.00	0.00	0.0%
4060 · Dues and Subscriptions	345.00			
4080 · Liability Insurance	140.97	133.33	7.64	105.7%
4122 · Office Expense	480.00 <sup>2</sup>	491.63	(11.63)	97.6%
<b>4315 · Professional Services</b>				
4327 · Prof'l Services - Digitization	0.00	0.00	0.00	0.0%
4398 · Prof'l Services - Admin Fee	1,900.00	1,900.00	0.00	100.0%
4005 · Prof Serv Audit Fees	0.00	0.00	0.00	0.0%
4322 · Prof'l Services- Legal Fees	684.00	700.00	(16.00)	97.7%
4323 · Prof'l Services- Website	0.00	0.00	0.00	0.0%
4394 · Prof'l Services-Hsng Strategy	14,833.33	14,833.33	0.00	100.0%
<b>Total 4315 · Professional Services</b>	17,417.33	17,433.33	(16.00)	99.9%
4340 · Rent	350.00	350.00	0.00	100.0%
4360 · Telephone & Internet	43.55	50.00	(6.45)	87.1%
6240 · Miscellaneous	0.00	83.37	(83.37)	0.0%
<b>Total Expense</b>	18,776.85	18,541.66	235.19	101.3%
<b>Net Ordinary Income</b>	(18,776.85)	(18,521.66)	(255.19)	101.4%
<b>Net Income</b>	<b>(18,776.85)</b>	<b>(18,521.66)</b>	<b>(255.19)</b>	<b>101.4%</b>

**Regional Housing Alliance of La Plata County  
Statement of Revenues & Expenditures vs Budget**

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1. Interest bearing account closed during 2022

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2. Office phone & line setup

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**Regional Housing Alliance of La Plata County**  
**Budget Overview this Fiscal Year**  
 January through December 2023

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	Jan - Dec 23
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
3900 · Grant Revenue	500,000.00
3000 · Unrestricted Revenues	
3100 · IGA Member Contribution Revenue	
3101 · City of Durango	137,250.00
3102 · La Plata County	72,000.00
3103 · Town of Ignacio	11,250.00
3104 · Town of Bayfield	4,500.00
<b>Total 3100 · IGA Member Contribution Revenue</b>	<b>225,000.00</b>
3121 · Interest Income - Bank Accounts	250.00
<b>Total 3000 · Unrestricted Revenues</b>	<b>225,250.00</b>
<b>Total Income</b>	<b>725,250.00</b>
<b>Expense</b>	
4002 · Grants Distributed	500,000.00
4004 · Matching Grants Distributed	100,000.00
4080 · Liability Insurance	1,600.00
4122 · Office Expense	5,900.00
4315 · Professional Services	
4398 · Prof'l Services - Admin Fee	23,000.00
4005 · Prof Serv Audit Fees	6,000.00
4322 · Prof'l Services- Legal Fees	2,500.00
4323 · Prof'l Services- Website	1,200.00
4394 · Prof'l Services-Hsng Strategy	178,000.00
<b>Total 4315 · Professional Services</b>	<b>210,700.00</b>
4340 · Rent	4,200.00
4360 · Telephone & Internet	600.00
6240 · Miscellaneous	1,000.00
<b>Total Expense</b>	<b>824,000.00</b>
<b>Net Ordinary Income</b>	<b>(98,750.00)</b>
<b>Net Income</b>	<b>(98,750.00)</b>

**Regional Housing Alliance of La Plata County**  
**Transaction Detail By Account**  
**January 2023**

Type	Date	Num	Name	Memo	Class	Debit	Credit	Balance
<b>4060 · Dues and Subscriptions</b>								
Bill	01/01/2023	300003162	Housing Colorado	2023 dues	Unrestricted Expense	345.00		345.00
Total 4060 · Dues and Subscriptions						345.00	0.00	345.00
<b>4080 · Liability Insurance</b>								
General Journal	01/31/2023	23002		monthly liab insurance expense	Unrestricted Expense	140.97		140.97
Total 4080 · Liability Insurance						140.97	0.00	140.97
<b>4122 · Office Expense</b>								
General Journal	01/01/2023	23001		expense new VOIP phone (paid before office op...	Unrestricted Expense	130.00		130.00
General Journal	01/01/2023	23001		expense January phone service set up fee	Unrestricted Expense	350.00		480.00
Total 4122 · Office Expense						480.00	0.00	480.00
<b>4315 · Professional Services</b>								
<b>4398 · Prof'l Services - Admin Fee</b>								
Bill	01/01/2023		La Plata Economic Development Alliance	admin contract	Unrestricted Expense	1,900.00		1,900.00
Total 4398 · Prof'l Services - Admin Fee						1,900.00	0.00	1,900.00
<b>4322 · Prof'l Services- Legal Fees</b>								
Bill	01/31/2023	4224	Law Office of David Liberman	board packet review, IGA work	Unrestricted Expense	684.00		684.00
Total 4322 · Prof'l Services- Legal Fees						684.00	0.00	684.00
<b>4394 · Prof'l Services-Hsng Strategy</b>								
Bill	01/01/2023		La Plata Economic Development Alliance	mo contract for 2023	Unrestricted Expense	14,833.33		14,833.33
Total 4394 · Prof'l Services-Hsng Strategy						14,833.33	0.00	14,833.33
Total 4315 · Professional Services						17,417.33	0.00	17,417.33
<b>4340 · Rent</b>								
Bill	01/02/2023		Durango Chamber of Commerce	Jan 2023	Unrestricted Expense	350.00		350.00
Total 4340 · Rent						350.00	0.00	350.00
<b>4360 · Telephone &amp; Internet</b>								
Bill	01/01/2023		Fasttrack Communications, Inc.	Jan 12 - Feb 28 service	Unrestricted Expense	43.55		43.55
Total 4360 · Telephone & Internet						43.55	0.00	43.55
<b>TOTAL</b>						<b>18,776.85</b>	<b>0.00</b>	<b>18,776.85</b>



# REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY

## What is Affordable Housing?

- The standard definition is households pay no more than 30% of their income on housing costs
- When housing costs burdened when housing costs exceed 30% of income = housing cost burdened
- When housing costs exceed 50% of income = severely housing cost burdened

## What is Area Median Income (AMI)?

Area Media Income (AMI) is a formula that is region specific and defines what a household can afford based on average income and household size.

La Plata County Example | AMI for a 2-person household is \$65,424

- Household A (a 2-person household) earns \$62,800 per year. Their income would be 80% of AMI,
- Household B (a 2-person household) earns \$86,350 per year. Their income would be 110% of AMI

## What is Workforce Housing?

In La Plata County, there is significant housing need for the “missing middle”— those earning 80-125% AMI who comprise much of the area’s workforce. In some definitions, given the location of the market, the missing middle can range from 60% to 140%. These earnings are too high for state or federal subsidized housing opportunities, and too low to afford current options on the open market.

Household Income Tiers	Max AMI	Household Size			
		1 person	2 persons	3 persons	4 persons
Tier 1	80%	\$ 54,950	\$ 62,800	\$ 70,650	\$ 78,450
Tier 2	95%	\$ 65,253	\$ 74,575	\$ 83,897	\$ 93,159
Tier 3	110%	\$ 75,556	\$ 86,350	\$ 97,144	\$ 107,869
Tier 4	125%	\$ 85,859	\$ 98,125	\$ 110,391	\$ 122,578

Price Tiers	Max AMI	Maximum Affordable Prices			
		0-1 bedroom	2 bedroom	3 bedroom	4 bedroom
Tier 1	80%	\$ 156,100	\$ 170,500	\$ 214,200	\$ 228,700
Tier 2	95%	\$ 212,100	\$ 234,500	\$ 294,100	\$ 321,500
Tier 3	110%	\$ 268,100	\$ 298,500	\$ 374,100	\$ 414,300
Tier 4	125%	\$ 324,100	\$ 362,500	\$ 454,000	\$ 507,100



The Regional Housing Alliance of La Plata County is a Multi-Jurisdictional Regional Housing Authority (RHA) in conformance with Colorado Revised Statutes 29-1-204.5. It was created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio and is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board.

A five-county housing needs assessment conducted by Root Policy and published in the summer of 2021 serves as the most recent comprehensive dataset on housing needs for La Plata County. It provides important context on broader regional trends, too—many of which are relevant to members of the area workforce residing outside of La Plata County who commute in to their places of work. Some key takeaways from the report that are relevant to this strategy are:

- La Plata County will need 570 new permanent units and 45 seasonal surge beds in the next three to five years to accommodate workforce growth and address some of the county’s unmet housing needs.
- Over the last decade, La Plata County has seen a decline in families with children and an increase in senior adults moving to the area.
- A significant amount of the region’s forecasted demand falls in La Plata County.



GOALS	TIMELINE
1. Centralize area housing information and resources	Placeholder
2. Funding workforce housing	Placeholder
3. Unite regional approach to policy on workforce housing	Placeholder
4. Support area housing efforts	Placeholder



## **Regional Housing Alliance of La Plata County First Year Objectives**

1. Centralize area housing information and resources
  - Build a hub of housing information for LPC available to the public that includes area and state resources, current area projects and needs, and partner contact information (RHA and Alliance)
  - Create/update/maintain a La Plata County Workforce Housing Fact Sheet and Presentation (RHA and Alliance)
  
2. Funding workforce housing
  - Catalyst Fund (Alliance)
    - ~~Start up Catalyst Fund Committee of 7 members~~
    - ~~Develop rubric of criteria for project approval and application process~~
    - ~~Hire Technical Assistance and Coordinator~~
    - Inventory projects and prioritize them
    - Define joint outcomes and build fundraising strategy around them
    - Catalyst Fundraising
  - Apply for Prop 123 (RHA and Alliance)
  - Support a county or municipal tax for workforce housing (RHA)
  - Grantwriting (Alliance)
    - Grant prospecting and tracking both public and private opportunities
    - Grant writing and collaboration with public partners
    - Apply for 3 large-scale grants in 2023 (\$500k and up)
  
3. Unite regional approach to policy on workforce housing
  - Facilitate multiple jurisdiction meetings to discuss and determine best approach to development (RHA and Alliance)
  
4. Support area housing efforts
  - Writing letters of support for entities applying for state or grant funds (i.e. HomesFund, Town of Bayfield, etc.)
  - Public meeting support for local private workforce housing developments that are deemed sound
  
5. Facilitate further conversation
  - Provide education forums and webinars (RHA and Alliance)
  - Bring together multiple stakeholders in public and private sectors or projects or policy changes as needed (RHA and Alliance)
  
6. Rental Assistance

- Create Programming from Pilot and work with public partners to incorporate programs (RHA and Alliance)
- Work with employers to create rental assistance program for FTEs (Alliance)

7. Fast Track

- Alliance will work with public partners to develop fast track opportunities

8. Alliance Specific

- Manage Catalyst Fund Committee/application and funding
- Inventory All Projects and prioritize
- Coordinate and Facilitate Employer Focus Group Series
- Coordinate with Public Partner Housing Resources
- Manage all awarded projects
- Oversee public outreach and support generation
- ~~Professional service to start up Office, Internet, Phone and Printing Costs (1 Year lease with option for 2 more years)~~
- Website Development and Management



February 24, 2023

ATTN: Laura Caine - [Laura.Caine@state.co.us](mailto:Laura.Caine@state.co.us)

CC: Shirley Diaz, Baillie Tichy, Andrew Paredes, Timothy Dolan

Dear Ms. Caine,

Thank you for considering HomesFund's application for AHIF23 funds to provide low interest first mortgage financing to low- and moderate-income homebuyers purchasing designated affordable housing units.

The Regional Housing Alliance of La Plata County is a Multi-Jurisdictional Regional Housing Authority (RHA) in conformance with Colorado Revised Statutes 29-1-204.5. It was created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio and is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board.

The RHA supports the HomesFund's Homebuyer Education, Housing Counseling, and Mortgage Assistance programs. Homebuyers who have utilized the HomesFund programs are educated, prepared, and financially capable of achieving affordable and sustainable homeownership in Southwest Colorado.

Affordable homeownership is increasingly out of reach for low- and moderate-income members of the Southwest Colorado community. Since 2018, median home prices have increased by 58.3% in La Plata County, while median household income has only increased 29%. The increasing gap between low wages and high home prices in Southwest Colorado is making homeownership increasingly difficult for low- and moderate-income residents to reach. Compounding the difficulty in bridging the gap between low wages and high home prices are increasing mortgage interest rates. Mortgage interest rates have increased from 3% in 2021 to more than 6% in 2022-2023 (increasing the interest rate on a \$300,000 loan from 3% to 6% increases the monthly payments by 42%), and high interest rates have put homeownership out of reach for many low- and moderate-income households.

To combat the problems caused by diminishing affordable housing stock the RHA signed a professional service contract with the La Plata County Economic Development Alliance to perform on a multi-initiative scope of work focused on workforce housing in the county. This partnership advance the needs of the RHA, the Alliance has assembled resources and a team that will launch a new website, provide ongoing stability and public response, as well as seek out opportunities for housing funding and key projects to the La Plata County area.

HomesFund is seeking AHIF23 funds to provide first mortgage funding to low- and moderate-income buyers of designated affordable housing. First mortgage funding at rates of 3% will facilitate the purchase of homes in La Plata County, furthering both organizations reach and mission. Affordable first mortgage financing options are crucial for facilitating the purchase of housing, including designated affordable housing, and your support of HomesFund's application for AHIF23 funds to provide low interest first mortgages to low- and moderate-income homebuyers is appreciated.

Sincerely,

A handwritten signature in black ink that reads 'Sarah Tober'.

Sarah Tober  
RHA Housing Strategy Manager



February 24, 2023

ATTN: Laura Caine - [Laura.Caine@state.co.us](mailto:Laura.Caine@state.co.us)

CC: Shirley Diaz, Baillie Tichy, Andrew Paredes, Timothy Dolan

Dear Ms. Caine,

Thank you for considering HomesFund's application for AHIF23 funds for programs that facilitate affordable homeownership for low- and moderate-income buyers of manufactured/mobile homes in Southwest Colorado.

The Regional Housing Alliance of La Plata County is a Multi-Jurisdictional Regional Housing Authority (RHA) in conformance with Colorado Revised Statutes 29-1-204.5. It was created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio and is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board.

The RHA supports the HomesFund's Homebuyer Education, Housing Counseling, Mortgage Assistance programs, and programs that support the creation and purchase of manufactured/mobile homes by low- and moderate-income homebuyers.

HomesFund's Manufactured/Mobile Home Loan Program (MMLP) supports Colorado affordable housing by providing mortgage loans to low- and moderate-income households in Southwest Colorado that are purchasing a difficult-to-finance manufactured or mobile home. The MMLP is necessary because manufactured homes are typically more affordable than stick-built homes and are often a viable homeownership option for low- and moderate-income households, yet these homes are often difficult to finance. The MMLP provides financing options for these properties for low- and moderate-income homebuyers. HomesFund also intends to expand the MMLP by utilizing the AHIF23 funds to facilitate the construction of manufactured homes.

The RHA recognizes that manufactured homes are a part of affordable housing for low- and moderate-income households, and that decreasing the financial barriers standing in the way of low- and moderate-income buyers of manufactured homes will help workforce households to reach affordable homeownership.

HomesFund's Manufactured and Mobile Home Loan Programs facilitate the purchase of affordable manufactured homes in Southwest Colorado. Affordable financing options are crucial for facilitating the purchase of housing manufactured housing, and your support of HomesFund's application for AHIF23 funds to facilitate ownership of affordable manufactured and mobile homes is appreciated.

Sincerely,

A handwritten signature in black ink that reads 'Sarah Tober'.

Sarah Tober  
RHA Housing Strategy Manager



**Subject:** Employee Mortgage Assistance is Live!

Good morning FLC Community,

I am thrilled to announce the launch of the FLC Employee Mortgage Assistance Program (EMAP)! Beginning today, qualifying faculty and staff will have access to the \$1,000,000 investment made by the FLC Board of Trustees and FLC Foundation Board. The program is being administered through our partner, the HomesFund, a local non-profit focused on affordable housing and resident empowerment to achieve homeownership.

The EMAP is available to full-time (32 hr/week) permanent employees who have been working at FLC for at least one year. Up to \$70,000 per household is available, with two different loan types to choose from. More information on the EMAP and contact information for the HomesFund can be found on the [HR Benefits page](#). HomesFund will be holding a training on campus to introduce interested faculty and staff to the program and their other offerings on February 16, 2023, at 1:00pm. Details on this training will be released through the FLC Professional Development and Training announcements.

In addition to the EMAP, I am happy to share another unique opportunity aimed at helping employees secure housing in Durango. Homebuyers cite limited available product and a competitive marketplace as major hurdles to purchasing a home. To lower these hurdles, FLC has reserved six townhomes at the Animas City Park Overlook project, located at East 33<sup>rd</sup> Street and East 2<sup>nd</sup> Avenue in Durango. These units are currently under construction and are anticipated to be ready for move-in this fall.

Five two-bed/two-bath and one three-bed/two-bath units will be held for purchase by FLC faculty and staff until June 13, 2023, at which point they will become available on the open market. In addition, there is an option to purchase these units with a "light deed restriction," reducing the purchase cost by \$10,000 but requiring the home to be occupied by an individual in the La Plata County workforce. Sales and deed restriction issuance will be through the developer, the Agave Group, and more information can be found on the [HR Benefits page](#).

These new programs reflect FLC's [commitment to affordable housing](#) through serving the employees who have shaped our campus into a premier higher education institution. We recognize that the Durango affordable housing problem is far from "solved" with this program and we will continue to pursue opportunities and creative solutions for faculty, staff, and students facing the housing crisis affecting people across the nation.

## **KELSEY DECKERT | HOUSING STRATEGY & DEVELOPMENT MANAGER**

SHE/HER/HERS | FORT LEWIS COLLEGE | FINANCE & ADMINISTRATION

PHONE [907-764-3325](tel:907-764-3325) | EMAIL [ksdeckert@fortlewis.edu](mailto:ksdeckert@fortlewis.edu)



Good evening, local government officials and administrators.

The Division of Housing (DOH) created a [webpage](#) to clarify the commitment process outlined in Proposition 123. This includes for your consideration, tabulated starting point estimates of the affordable housing baseline options for your jurisdiction as allowed by the proposition. We at DOH, along with our implementation partners, look forward to working with you to establish a baseline that works best with your needs and ultimately, to help you file a timely and complete commitment in order to take advantage of the funding opportunities made available through Proposition 123.

Feel free to communicate with us at this email address ([DOLA\\_Prop123@state.co.us](mailto:DOLA_Prop123@state.co.us)) with any questions you may have or suggestions on what we can do to better assist you with this process. This is the start of several discussions, including planned stakeholder engagement workshops to be scheduled in the near future. Please keep an eye out for these additional opportunities.

Webpage URL:

<https://cdola.colorado.gov/news-article/proposition-123-local-government-eligibility-and-commitment>



RHA Meeting Minutes

Board of Directors

March 9th, 2023, 2:00–4:00 pm.

Center for Innovation, Durango

A. MEETING CALLED TO ORDER by Chairman Vaughn at 2:02 pm (00:02:45)

B. INTRODUCTIONS AND ROLL CALL (00:02:57)

NAME	AFFILIATION	ATTENDANCE		
Marsha Porter-Norton	La Plata County, Commissioner	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Chuck Stevens*	La Plata County, Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kim Baxter	City of Durango, Councilor	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
Eva Henson	City of Durango, Housing Innovation Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kathleen Sickles	Town of Bayfield, Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Brenna Morlan**	Town of Bayfield, Trustee	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Mark Garcia	Town of Ignacio, Manager	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
Clark Craig	Town of Ignacio, Mayor	<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

\* Temporary LPC rep. due to Mike Segrest’s retirement  
\*\*New Bayfield rep. due to Kristin Dallison’s resignation

Others present:

- o Sarah Tober, La Plata Economic Development Alliance (LPEDA)
- o J.J. Desrosiers, LPEDA
- o Michelle Furi, LPEDA (online)
- o Nicol Killian, Town of Bayfield (online)
- o Harrison Wendt, Resident
- o Karen Pontius, Resident
- o Weylin Ryan, Visit Durango
- o Lisa Bloomquist, HomesFund
- o Gilda Yazzie, Resident
- o Laurie Roberts, United Today, Stronger Tomorrow

The Chair noted that Director Baxter and Treasurer Garcia’s absences were excused.

No directors disclosed any real or perceived conflict of interest.

C. PUBLIC COMMENT (00:04:03)

Karen Pontius, a resident at 282 Animus Dr., Durango, and a member of the Animas View Mobile Home Co-op, stated that she was there to observe and represent residents of a low-income park.

Laurie Roberts expressed her excitement to see more attention paid to affordable housing in the community – referencing a recent candidate forum hosted by NINA (Neighbors In Need Alliance) on the subject. She believes



that the RHA is the perfect entity to deal with below-market housing, as she sees the free market as incapable of doing so.

Gilda Yazzie identified herself as a candidate running for City Council interested in learning more about affordable housing, which is very important to her.

Lisa Bloomquist of HomesFund expressed greetings to the board and her intention to observe.

Vice-Chair Porter-Norton followed up on Ms. Roberts's reference to the NINA Candidate Forum, calling it one of the best and most substantive she has attended. She added that Project Moxie has a recording available and encouraged anyone interested to listen.

#### **D. APPROVAL OF AGENDA** (00:07:16)

**Clark Craig motioned, and Brenna Morlan seconded to approve the agenda as presented. The motion passed without opposition by voice vote.**

#### **E. CONSENT AGENDA** (00:07:40)

The consent agenda consisted of the January 2023 financial statements and February 2023 Board meeting minutes.

Chair Vaughn noted that Treasurer Garcia had communicated via email his comfort with January 2023 financial statements as presented.

Director Craig brought to the Board's attention that line items 3103 and 3104 of the Budget Overview on page 12 of the Board Packet had been reversed. the Board agreed that this was an error and should be corrected.

**Marsha Porter-Norton motioned, and Clark Craig seconded to approve the consent agenda with a correction to Income items 3103 and 3104 of the January 2023 Financial Statements Budget Overview. The motion passed without opposition by voice vote.**

#### **F. ALLIANCE UPDATES**

##### **1. CATALYST FUND UPDATES - SARAH TOBER** (00:08:59)

Mr. French was absent from the meeting, so Ms. Tober presented the Catalyst Fund updates. The Catalyst Fund will be launched soon, and its Committee has already been established, as has a working group that will help with Letters of Intent (LOIs) and rubrics to measure impacts. Ms. Tober also added that Elizabeth Salkind and Lisa Bloomquist (both present) are working group members. The Funds focus will be workforce housing, and \$350,000 has been secured for that purpose with another monetary commitment in the works. A webpage for the Catalyst Fund will soon be live on LPEDA's website, which will house the LOI and forms for interested parties and explain the purpose of the Fund.

The Chair noted for the record that Elizabeth Salkind had joined via Zoom.

2. EGGS AND ISSUES EVENT RECAP – SARAH TOBER (00:11:47)

Ms. Tober recapped the recent Eggs and Issues event hosted by the Durango Chamber of Commerce, stating that it was the event’s largest attendance since before the pandemic. It was a very positive event, and many attendees were surprised to learn how much was being done to address housing issue – other than one individual who became publicly impassioned at the forum due to a belief that the entities were not serving everyone at all levels of AMI especially in the “affordable housing” range. As a result, Director Henson will meet with Christian Burney from the *Durango Herald* in hopes of educating all parties next Tuesday. Ms. Tober added that the event has also pushed her to put together some updated Area Median Income (AMI) charts with inputs from Lisa Bloomquist and Project Moxie to help educate the public, and these will be used for an RHA fact sheet coming out soon.

3. LOGO AND WEBSITE – SARAH TOBER (00:16:02)

Ms. Tober announced that the color palette for the new logo had been approved nearly unanimously and that there was a “soft launch” of the new logo at the Eggs and Issue event. The LPEDA staff will begin using it in all future materials. Additionally, she reported that the fact sheet would inform much of the content on the website, which should be in place by the next meeting.

4. RHA FACT SHEET – SARAH TOBER (00:17:07)

Ms. Tober noted that the mission statement is not included in the fact sheet as there is some confusion about the wording. Ms. Tober said she had found two previous mission statements and it was confirmed that the RHA doesn’t have an updated mission. However, Vice-Chair Porter-Norton had suggested a new paragraph to use as a placeholder. Ms. Tober read the paragraph to the Board. Chair Vaughn suggested holding off on any decisions until the next meeting to refine the documents thoroughly.

*Secretary’s Note: The following paragraph pertains to agenda item G3, “Letters of Support,” which was mistakenly called out of order. It is included here in the original chronological sequence.*

Ms. Bloomquist was invited to comment as the RHA had recently provided her organization with letters of support for grant applications. Ms. Bloomquist explained that HomesFund has applied for \$10 million from the State of Colorado to support first-time homebuyers through mortgage assistance and \$3 million to support their manufactured/mobile home loan program. She explained that her goal is to get people into the homes the RHA will hopefully build.

Director Craig noticed that the current discussion was called out of order from agenda item G3 rather than F3.

5. FUND BALANCE UPDATES – SARAH TOBER & J.J. DESROSIERS (00:25:43)

Ms. Tober informed the Board that the LPEDA staff was still compiling information on best practices and had applied for a State of Colorado Division of Housing (DOH) grant for technical assistance. Ms. Tober also thanked Director Henson and the City of Durango for providing a letter of support for that grant application.

Mr. Desrosiers added that automating and digitizing bill payments was nearly complete and thanked Vice-Chair Porter-Norton and Treasurer Garcia for their help on that project.

## G. DECISION ITEMS

### 1. WAIVER FOR 2022 AUDIT AND SELECTION OF AUDITOR – J.J. DESROSIERS (00:27:52)

Mr. Desrosiers explained that the accountant had recommended the RHA seek an audit waiver for the previous year and instead perform a financial review – as only \$75 in expenses had been logged during 2022. Furthermore, the accountant suggested that Frederick Zink and Associates be hired to perform the financial review as they were already familiar with RHA books, and the RHA was not required to seek alternate bids at this time.

**Clark Craig motioned, and Brenna Morlan seconded to waive the 2022 audit and select Frederick Zink and Associates to conduct a financial review for 2022. The motion passed without opposition by voice vote.**

### 2. RHA GOALS - PAT VAUGHN (00:30:16)

Chair Vaughn explained why he thought it essential to establish a set of goals for 2023. He expressed that the goals should be tied to LPEDA and the three-year housing strategy and be relevant, challenging, achievable, and trackable. He added that the goals would be incorporated into the fact sheet – which should be an evolving document – and invited the Board’s feedback from the draft goals included in the packet. Feedback included a desire for more concrete steps, timetables, and organizations the RHA is working with to be included. There was also discussion about what belonged in the fact sheet or website instead of the goal list.

It was added that some definitions should be given for “fast-track” to avoid confusion with the local telecommunications company of the same name. It was also pointed out that LPEDA and RHA goals are in lockstep, and it should be indicated what goals are LPEDA-specific.

It was determined that Ms. Tober would clarify the language based on the discussion and email the Board with an updated draft for further Board comments. Additionally, it was determined that the term fast-track might need to be amended to avoid confusion and that careful consideration should be given to how “fast-tracking” can be accomplished.

**No formal decision**

3. LETTERS OF SUPPORT – SARAH TOBER (00:47:24)

*Secretary’s Note: Please see the beginning of this discussion in section F3 “RHA Fact Sheet.”*

Discussion of the topic was renewed as a formal decision had to be made as to what the RHA’s process should be for approving letters of support quickly to interested entities. It was agreed that Ms. Tober and LPEDA staff should be given relative latitude to determine which projects/entities seeking letters of support align with the RHA’s goals and values. However, the Board should still have the option to raise an objection. It was decided that the process should entail LPEDA staff sending a blind cc’ed email to the entire Board, who would then have a 24-hour window to reply with any objections. Then, when possible, a letter approval should be included as a Board meeting decision item.

the Board also supported Chair Vaughn and Ms. Tober, bringing a draft mission statement to the next Board meeting.

**Marsha Porter-Norton motioned, and Katie Sickles seconded, to put in place a policy to first approve letters of support at regular Board meetings, but when time does not allow for said procedure, the staff shall inform the Board via email of their intent to provide a letter of support, at which time the Board will have 24 hours to voice opposition or the letter will be sent. The motion passed unopposed by voice vote.**

4. FLC THIRD PARTY EVALUATION - SARAH TOBER (01:00:29)

Ms. Tober read an email request from Fort Lewis College Housing Manager regarding the Employee Mortgage Assistance Program (EMAP) on the possibility of the RHA to form a committee to weigh in as a third party on situations that may arise in the approval process that had not been written explicitly into policy. the Board was hesitant to do so and felt that this was outside their expertise. Ms. Bloomquist, who is involved with EMAP, added that she already has a loan committee with methods to navigate abnormal decision-making.

**Marsha Porter-Norton motioned, and Clark Craig seconded to thank FLC for their request but decline. The motion passed without opposition by voice vote.**

## H. DISCUSSION/UPDATES

1. CURRENT REGIONAL PROJECTS AND FUNDING – PAT VAUGHN & SARAH TOBER (01:07:25)

At the Board’s request, the Grant Matrix – prepared by Chair Vaughn and updated and refined by Ms. Tober – was displayed. The RHA uses the matrix to track what funds are being pursued by which entities. Ms. Tober outlined relevant entries on the Grant Matrix, which included Bayfield’s application for \$2,656,158 under HB22-1304 & 1377, Durango’s application for \$120,000 under HB21-1117 to contract with Root Policy Research, and La Plata County’s application for \$3,000,000 under HB21-1271. Various directors (and Ms. Killian) involved in the respective applications added additional details.

It was determined that a discussion of the Grant Matrix should be added as a reoccurring agenda item.

2. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (01:18:25)

After attempting to contact them twice for more information, Director Henson learned that the State is putting together a workshop on Prop 123, which Ms. Killian, Director Henson, and Ms. Tober will attend. One of the most important questions to be asked is the State’s definition of “baseline,” as the answer may mean that Durango is currently off by 1,000 units, and other governments may be off as well.

Director Stevens added that the county is unsure if they want to opt into Prop 123 funding, but one of their concerns is that their opting out would affect the RHA’s ability to receive money for any project in the unincorporated county in the future. He requested that those attending the workshop obtain an answer to that question.

3. FOREST SERVICE FOLLOW UP – SARAH TOBER (01:27:06)

Ms. Tober told the Board she had no updates as her meeting with the Forest Service had been rescheduled to include CDOT related to a potential property for affordable housing on US Highway 160.

**I. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES** (01:27:23)

None scheduled or presented.

**J. MEMBER UPDATES**

1. MEMBER AT LARGE (01:27:29)

Chair Vaughn reported that he had toured The Gage modular development, and Mike Foutz is very interested in giving the RHA Board a tour once terrain conditions are less abysmal. Despite the suboptimal conditions, the crew is learning as they go and currently can get a unit installed in about forty minutes. Chair Vaughn quickly outlined the construction process and added the comment of a superintendent he spoke with who called it “the best-built unit he’s ever seen.” Director Henson noted that she would also like to invite some key RHA partners to the pending tour.

1. TOWN OF IGNACIO (01:32:09)

The Rock Creek development is moving forward, and because of the Eggs & Issues event, the Southern Ute Tribal Council has submitted a congressional spending request to support the project. Additionally, the town and school district have entered into an agreement to buy the ELHI building. The plan is to remove the building to allow future development, but it may take up to three years.

2. LA PLATA COUNTY (01:34:16)

The county’s updates were mainly concerning the Rock Creek development as the County has received another round of ARPA funding. The Town of Ignacio has approached the County about obtaining these funds for help



with the start-up/infrastructure costs. The Commissioners are supportive, and details will be worked out. La Plata County is still working on issues related to the unhoused. We are potentially going to work with Project Moxie and their nonprofit, CIA (Community Investment Alliance) to explore a transitional housing facility.

**3. CITY OF DURANGO** (01:36:34)

The planning commission has approved the major site plan application for the Best Western Project. The project will rehab the existing 72-room hotel and add two additional buildings behind the hotel for 120 units between 30-60% AMI. This represents the region's largest Low Income Housing Tax Credit (LIHTC) project and the first hotel conversion for CHFA and LIHTC in the State. It was noted that in the past, CHFA has been hesitant to provide LIHTC funding for motel conversions, and this project marks a potential change in that policy.

Next week the City will release a Request for Proposals (RFP) for an affordable housing developer to build the former site of Animas Highschool in Twin Buttes.

Finally, the City Council will have a public recap of its recent retreat on the 21st to keep the public informed.

**4. TOWN OF BAYFIELD** (01:42:36)

The town has sent an application to their senators and Congresswomen Boebert for CPF funding to install a traffic light at the east intersection of Bayfield. They have support from the Colorado Department of Transportation (CDOT) and will seek a letter of support from the county on this project. Additionally, the town is submitting a grant application for Cinnamon Heights, and some non-supported developments are going in at Orchard and Clover with Fourteen PUD condominium units.

At the Chair's request for any final updates, Director Porter-Norton brought up HB23-1190, a right-of-first-refusal bill for governments to bid on multi-family housing, which the county has been asked to support. She also brought up a draft bill containing language requiring counties to take over mobile home parks with water quality issues in certain circumstances; the county is very concerned about this element of the draft. Similarly, Director Henson drew attention to SB23-001 on public/private partnerships for affordable housing, which would provide funding through the DPA.

**K. MEETING ADJOURNED** by Chairman Vaughn\_at 3:49 pm (01:49:35)

**Recording:**

[https://us06web.zoom.us/rec/share/MLFEOPJX2pwjg5tfrQwelA3v45e8oi5vHkbITPZWzCpiWwOj0MsEmFCH\\_Xz1ND1a.kWGVxOatGq8-MijU](https://us06web.zoom.us/rec/share/MLFEOPJX2pwjg5tfrQwelA3v45e8oi5vHkbITPZWzCpiWwOj0MsEmFCH_Xz1ND1a.kWGVxOatGq8-MijU)

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