



## Agenda

RHA Board of Directors  
April 13th 2023 – 2:00- 4:00 p.m.

Center for Innovation,  
Durango Downtown Mall

<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) March 2023 Board Meeting Minutes
  - b) February 2023 Financial Statements

### F. Alliance Updates

1. Catalyst Fund Updates – Mike French & Sarah Tober
2. Financials – Sarah Tober & J.J. Desrosiers
3. Logo Update/Website – Sarah Tober & J.J. Desrosiers
4. RHA Board Member Terms – J.J. Desrosiers
5. DOH Housing Toolkit – Sarah Tober
6. Technical Assistance Grant Application Update – Sarah Tober

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

1. Tree Farm Village – Brendan Sindell, Nancy Dossdall, & Glenn Mosell

### H. Decision Items

1. Resolution 2023-02: Mission Statement – Pat Vaughn & Sarah Tober
2. Resolution 2023-03: Goals and First Year Initiative – Pat Vaughn & Sarah Tober
3. RHA Fact Sheet Approval – Sarah Tober

### I. Discussion/Updates

1. Grants Matrix – Sarah Tober
2. Prop 123 Updates – Eva Henson & Sarah Tober
3. DOH La Plata County Housing Tour – Sarah Tober
4. 2023 Land Use Legislation – Katie Sickles
5. Member Umbrella Policy Updates – Pat Vaughn

### J. Member Updates

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

### K. Adjournment



## Agenda

RHA Board of Directors  
April 13<sup>th</sup> 2023 - 2:00 - 4:00 pm

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### E. Consent Agenda

1. Approve the Consent Agenda
  - a) March 2023 Board Meeting Minutes (p. 2)
  - b) February 2023 Financial Statements (p. 9)

### F. Alliance Updates

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2. Financials – Sarah Tober & J.J. Desrosiers
3. Logo Update/Website – Sarah Tober & J.J. Desrosiers (p. 16)
4. RHA Board Member Terms – J.J. Desrosiers (p. 17)
5. DOH Housing Toolkit – Sarah Tober
6. Technical Assistance Grant Application Update – Sarah Tober

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1. Tree Farm Village – Brendan Sindell, Nancy Dossdall, & Glenn Mosell (p.18)

### H. Decision Items

1. Resolution 2023-02: Mission Statement – Pat Vaughn & Sarah Tober (p. 28)
2. Resolution 2023-03: Goals and First Year Initiative – Pat Vaughn & Sarah Tober (p. 31)
3. RHA Fact Sheet Approval – Sarah Tober (p. 37)

### I. Discussion/Updates

1. Grants Matrix – Sarah Tober (p. 42)
2. Prop 123 Updates – Eva Henson & Sarah Tober
3. DOH La Plata County Housing Tour – Sarah Tober
4. 2023 Land Use Legislation – Katie Sickles (p. 44)
5. Member Umbrella Policy Updates – Pat Vaughn

### J. Member Updates

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

### K. Adjournment



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/MLFEOJX2pwjg5tfrQwelA3v45e8oi5vHkbitPZWzCpiWwOj0MsEmFCH\\_Xz1ND1a.kWGVxOatGq8-MijU](https://us06web.zoom.us/rec/share/MLFEOJX2pwjg5tfrQwelA3v45e8oi5vHkbitPZWzCpiWwOj0MsEmFCH_Xz1ND1a.kWGVxOatGq8-MijU)

Passcode:8q3+^hbP

**Regional Housing Alliance of La Plata County**  
**Statement of Assets, Liabilities, & Net Assets**

04/03/23

Accrual Basis

As of March 31, 2023

	<u>Mar 31, 23</u>	<u>Mar 31, 22</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Operating Funds (Unrestricted)	316,683.84	6,301.15	310,382.69
Loan Fund-Previously Restricted	0.00	251,035.20	(251,035.20)
<b>Total Checking/Savings</b>	316,683.84	257,336.35	59,347.49
<b>Accounts Receivable</b>	76,500.00 <sup>1</sup>	0.00	76,500.00
<b>Other Current Assets</b>	1,268.66 <sup>2</sup>	1,186.24	82.42
<b>Total Current Assets</b>	394,452.50	258,522.59	135,929.91
<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>394,802.50</b>	<b>258,522.59</b>	<b>136,279.91</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
2000 · Accounts Payable	90.00	0.00	90.00
<b>Total Accounts Payable</b>	90.00	0.00	90.00
<b>Total Current Liabilities</b>	90.00	0.00	90.00
<b>Total Liabilities</b>	90.00	0.00	90.00
<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	171,657.33	(6,687.28)	178,344.61
<b>Total Equity</b>	394,712.50	258,522.59	136,189.91
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>394,802.50</b>	<b>258,522.59</b>	<b>136,279.91</b>

**Regional Housing Alliance of La Plata County**  
**Statement of Assets, Liabilities, & Net Assets**

04/03/23

Accrual Basis

As of March 31, 2023

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1. Local govt support contributions invoiced at 3/10/22; \$148,500 paid; \$76,500 current receivable

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2. Prepaid CIRSA insurance; expensed each month

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

	Jan - Mar 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%
3000 · Unrestricted Revenues	225,000.00	225,060.00	(60.00)	100.0%
3001 · Temp Restr Operating Revenues	0.00	0.00	0.00	0.0%
<b>Total Income</b>	<b>225,000.00</b>	<b>225,060.00</b>	<b>(60.00)</b>	<b>100.0%</b>
<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	1		
4080 · Liability Insurance	422.91	399.99	22.92	105.7%
4122 · Office Expense	480.00	1,474.97	(994.97)	32.5%
<b>4315 · Professional Services</b>				
4327 · Prof'l Services - Digitization	0.00	0.00	0.00	0.0%
4398 · Prof'l Services - Admin Fee	5,700.00	5,700.00	0.00	100.0%
4005 · Prof Serv Audit Fees	0.00	0.00	0.00	0.0%
4322 · Prof'l Services- Legal Fees	774.00	1,000.00	(226.00)	77.4%
4323 · Prof'l Services- Website	0.00	300.00	(300.00)	0.0%
4394 · Prof'l Services-Hsng Strategy	44,499.99	44,499.99	0.00	100.0%
<b>Total 4315 · Professional Services</b>	<b>50,973.99</b>	<b>51,499.99</b>	<b>(526.00)</b>	<b>99.0%</b>
4340 · Rent	1,050.00	1,050.00	0.00	100.0%
4360 · Telephone & Internet	70.77	150.00	(79.23)	47.2%
6240 · Miscellaneous	0.00	250.03	(250.03)	0.0%
<b>Total Expense</b>	<b>53,342.67</b>	<b>54,824.98</b>	<b>(1,482.31)</b>	<b>97.3%</b>
<b>Net Ordinary Income</b>	<b>171,657.33</b>	<b>170,235.02</b>	<b>1,422.31</b>	<b>100.8%</b>
<b>Net Income</b>	<b>171,657.33</b>	<b>170,235.02</b>	<b>1,422.31</b>	<b>100.8%</b>



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

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1. Annual Housing CO dues

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## Regional Housing Alliance of La Plata County Statement of Revenues & Expenditures January through March 2023

	Jan 23	Feb 23	Mar 23	TOTAL
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>3000 · Unrestricted Revenues</b>				
<b>3100 · IGA Member Contribution Revenue</b>				
3101 · City of Durango	0.00	0.00	72,000.00	72,000.00
3102 · La Plata County	0.00	0.00	137,250.00	137,250.00
3103 · Town of Ignacio	0.00	0.00	4,500.00	4,500.00
3104 · Town of Bayfield	0.00	0.00	11,250.00	11,250.00
<b>Total 3100 · IGA Member Contribution Revenue</b>	0.00	0.00	225,000.00	225,000.00
<b>Total 3000 · Unrestricted Revenues</b>	0.00	0.00	225,000.00	225,000.00
<b>Total Income</b>	0.00	0.00	225,000.00	225,000.00
<b>Expense</b>				
4060 · Dues and Subscriptions	345.00	0.00	0.00	345.00
4080 · Liability Insurance	140.97	140.97	140.97	422.91
4122 · Office Expense	480.00	0.00	0.00	480.00
<b>4315 · Professional Services</b>				
4398 · Prof'l Services - Admin Fee	1,900.00	1,900.00	1,900.00	5,700.00
4322 · Prof'l Services- Legal Fees	684.00	90.00	0.00	774.00
4394 · Prof'l Services-Hsng Strategy	14,833.33	14,833.33	14,833.33	44,499.99
<b>Total 4315 · Professional Services</b>	17,417.33	16,823.33	16,733.33	50,973.99
4340 · Rent	350.00	350.00	350.00	1,050.00
4360 · Telephone & Internet	43.55	0.00	27.22	70.77
<b>Total Expense</b>	18,776.85	17,314.30	17,251.52	53,342.67
<b>Net Ordinary Income</b>	(18,776.85)	(17,314.30)	207,748.48	171,657.33
<b>Net Income</b>	(18,776.85)	(17,314.30)	207,748.48	171,657.33

**Regional Housing Alliance of La Plata County**  
**Revenue & Expenditures Detail**  
February through March 2023

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>											
<b>Income</b>											
<b>3000 · Unrestricted Revenues</b>											
<b>3100 · IGA Member Contribution Revenue</b>											
<b>3101 · City of Durango</b>											
Invoice	03/10/2023	125		City of Durango	Annual RHA Support - 2023 Contri...	Unrestrict...		Accounts Rece...		72,000.00	72,000.00
Total 3101 · City of Durango									0.00	72,000.00	72,000.00
<b>3102 · La Plata County</b>											
Invoice	03/10/2023	124		La Plata County	Annual RHA Support - 2023 Contri...	Unrestrict...		Accounts Rece...		137,250.00	137,250.00
Total 3102 · La Plata County									0.00	137,250.00	137,250.00
<b>3103 · Town of Ignacio</b>											
Invoice	03/10/2023	127		Town of Ignacio	Annual RHA Support - 2023 Contri...	Unrestrict...		Accounts Rece...		4,500.00	4,500.00
Total 3103 · Town of Ignacio									0.00	4,500.00	4,500.00
<b>3104 · Town of Bayfield</b>											
Invoice	03/10/2023	126		Town of Bayfield	Annual RHA Support - 2023 Contri...	Unrestrict...		Accounts Rece...		11,250.00	11,250.00
Total 3104 · Town of Bayfield									0.00	11,250.00	11,250.00
Total 3100 · IGA Member Contribution Revenue									0.00	225,000.00	225,000.00
Total 3000 · Unrestricted Revenues									0.00	225,000.00	225,000.00
Total Income									0.00	225,000.00	225,000.00
<b>Expense</b>											
<b>4080 · Liability Insurance</b>											
General Journal	02/28/2023	23003			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		140.97
General Journal	03/31/2023	23003			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		281.94
Total 4080 · Liability Insurance									281.94	0.00	281.94
<b>4315 · Professional Services</b>											
<b>4398 · Prof'l Services - Admin Fee</b>											
Bill	02/01/2023			La Plata Economic Development Alliance		Unrestrict...		2000 · Accoun...	1,900.00		1,900.00
Bill	03/01/2023			La Plata Economic Development Alliance	mo contract for 2023	Unrestrict...		2000 · Accoun...	1,900.00		3,800.00
Total 4398 · Prof'l Services - Admin Fee									3,800.00	0.00	3,800.00
<b>4322 · Prof'l Services- Legal Fees</b>											
Bill	02/28/2023	4236		Law Office of David Liberman	board packet, matrix review	Unrestrict...		2000 · Accoun...	90.00		90.00
Total 4322 · Prof'l Services- Legal Fees									90.00	0.00	90.00
<b>4394 · Prof'l Services-Hsng Strategy</b>											
Bill	02/01/2023			La Plata Economic Development Alliance	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		14,833.33
Bill	03/01/2023			La Plata Economic Development Alliance	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		29,666.66
Total 4394 · Prof'l Services-Hsng Strategy									29,666.66	0.00	29,666.66
Total 4315 · Professional Services									33,556.66	0.00	33,556.66
<b>4340 · Rent</b>											
Bill	02/01/2023			Durango Chamber of Commerce	Feb 2023	Unrestrict...		2000 · Accoun...	350.00		350.00
Bill	03/01/2023			Durango Chamber of Commerce	mo rent	Unrestrict...		2000 · Accoun...	350.00		700.00
Total 4340 · Rent									700.00	0.00	700.00
<b>4360 · Telephone &amp; Internet</b>											
Bill	03/01/2023			Fasttrack Communications, Inc.	mo service	Unrestrict...		2000 · Accoun...	27.22		27.22
Total 4360 · Telephone & Internet									27.22	0.00	27.22
Total Expense									34,565.82	0.00	34,565.82

**Regional Housing Alliance of La Plata County**  
**Budget Overview**  
 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
3215 · EIAF Released from Restricted	0.00
3000 · Unrestricted Revenues	
3216 · SIPA Digitization Grant	0.00
3100 · IGA Member Contribution Revenue	
3101 · City of Durango	137,250.00
3102 · La Plata County	72,000.00
3103 · Town of Ignacio	4,500.00
3104 · Town of Bayfield	11,250.00
	225,000.00
Total 3100 · IGA Member Contribution Revenue	225,000.00
3121 · Interest Income - Bank Accounts	250.00
	225,250.00
Total 3000 · Unrestricted Revenues	225,250.00
3001 · Temp Restr Operating Revenues Grants	0.00
	0.00
Total 3001 · Temp Restr Operating Revenues	0.00
<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
4010 · Advertising	0.00
4080 · Liability Insurance	1,600.00
4122 · Office Expense	5,900.00
4315 · Professional Services	
4327 · Prof'l Services - Digitization	0.00
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
	210,700.00
Total 4315 · Professional Services	210,700.00
4340 · Rent	4,200.00
4360 · Telephone & Internet	600.00
6240 · Miscellaneous	1,000.00
	824,000.00
<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>



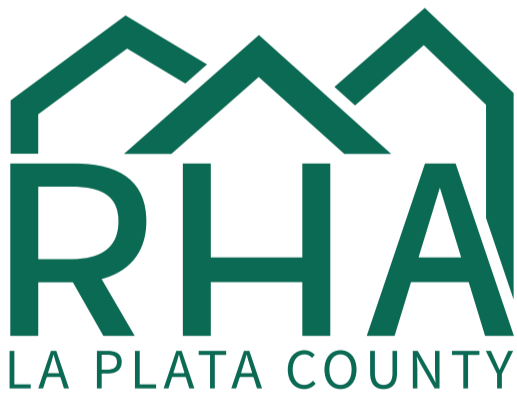
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La Plata County 			
Staffer		Elected Official	
<i>Term Length:</i>		<i>Term Length:</i>	
<b>Chuck Stevens</b> County Manager		<b>Marsh Porter-Norton</b> Commissioner	
<b>Term Start</b> March-2023	<b>Term Expiration</b> interim	<b>Term Start</b>	<b>Term Expiration</b> November-2023
<b>Mike Segrest</b> Deputy County Manager			
<b>Term Start</b>	<b>Term Expiration</b> February-2023		

City of Durango 			
Staffer		Elected Official	
<i>Term Length:</i>		<i>Term Length:</i>	
<b>Eva Henson</b> Housing Innovation Manager		<b>Kim Baxter</b> City Counselor	
<b>Term Start</b>	<b>Term Expiration</b>	<b>Term Start</b>	<b>Term Expiration</b> April-2023

Town of Bayfield 			
Staffer		Elected Official	
<i>Term Length:</i>		<i>Term Length:</i>	
<b>Katie Sickles</b> Town Manager		<b>Brenna Morlan</b> Trustee	
<b>Term Start</b>	<b>Term Expiration</b> April-2024	<b>Term Start</b>	<b>Term Expiration</b> March-2025
<b>Kristin Dallison</b> Trustee			
		<b>Term Start</b>	<b>Term Expiration</b> March-2023

Town of Ignacio 			
Staffer		Elected Official	
<i>Term Length:</i>		<i>Term Length:</i>	
<b>Mark Garcia</b> Town Manager		<b>Clark Craig</b> Trustee	
<b>Term Start</b>	<b>Term Expiration</b> December-2025	<b>Term Start</b>	<b>Term Expiration</b>

Member at Large 	
<i>Term Length: 3 years</i>	
<b>Patrick Vaughn</b> Town Manager	
<b>Term Start</b> January-2020	<b>Term Expiration</b> December-2023



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### 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



# TREE FARM VILLAGE MHC

DURANGO, CO



The information contained in this brochure is proprietary and strictly confidential



# In La Plata County there is huge demand for workforce housing, and supply is failing to keep up

La Plata County will need more than 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.

## There is an unaddressed need in La Plata County

The Southwest Colorado Council of Governments and Housing Solutions of the Southwest conclude that over 552 new affordable units need to be developed in the next 3 to 5 years. While La Plata County identifies the significant need for the "missing middle" – those earning 80% - 120% of the area median income (AMI).

## ...and it's only getting worse

Durango has seen its median home price increase to \$730,000 as of February 2023, trending 12.5% year-over-year. The cost of living in Durango is predictably higher than the national average and is more expensive than Denver. Over the last decade, La Plata County has seen a 9% increase in its permanent population, resulting in 4,831 new permanent residents from 2010 to 2019. With Durango seeing the vast majority of the population increase in La Plata.

## Manufactured housing is more affordable than site-built homes...

- The median sales price of a manufactured home is 1.4x the median household income versus 4x for a traditional site-built family home (Harvard University) →
- The average price per sq. ft. of a site built home is \$119 versus \$57 for a manufactured home (MHI)

## ...yet it appreciates at a similar rate

Manufactured housing appreciated in value almost as quickly over the five years from 2016-2021.

- Median manufactured home values increased by an average 34.58% (LendingTree)

**Permanent Resident Population by City/Town, County and Region, 2010 and 2019**

	2010	2019	# Change	% Change
<b>Region</b>	<b>91,802</b>	<b>99,197</b>	<b>7,395</b>	<b>8%</b>
<b>Archuleta</b>	12,060	14,002	1,942	16%
<b>Pagosa Springs</b>	1,722	2,072	350	20%
<b>Dolores</b>	2,060	2,037	-23	-1%
<b>Dove Creek</b>	734	632	-102	-14%
<b>Rico</b>	264	231	-33	-13%
<b>La Plata</b>	51,441	56,272	4,831	9%
<b>Bayfield</b>	2,357	2,708	351	15%
<b>Durango</b>	16,889	19,117	2,228	13%
<b>Ignacio</b>	699	718	19	3%
<b>Montezuma</b>	25,532	26,160	628	2%
<b>Cortez</b>	8,484	8,723	239	3%
<b>Dolores</b>	936	966	30	3%

# Tree Farm Village provides a solution

The proposed development is a 310+ home, five-star Manufactured Home Community placed on over 80 acres of beautiful rolling hills. Tree Farm Village will be an all-age community equipped with a clubhouse, pool, basketball and tennis courts, sports fields, 1.7 miles of walking trails, a park, fire pits and picnic pavilions.



We are very excited about the opportunity to build a best in class community for the people of Durango. Tree Farm will be one the nicest manufactured home community in the entire state of Colorado.

BRENDAN SINDELL | PARTNER





# Tree Farm Village Highlights

- Rent Control – Tree Farm Village will be the first manufactured home community in the state of Colorado with self-imposed rent control. We are committed to developing work force housing and as a result have already proposed to The City of Durango and The County of La Plata that in turn for their support of this project.
- Rules and Regulations – Strict rules and regulations will be in place. Every resident must agree to and execute prior to purchasing a home and moving in. Some of the points the rules discuss:
  - Home and Lot Appearance
  - Subleasing
  - Noise and Conduct
  - Parking and Vehicle Storage
- Professional Management and Staff – Our community will be professionally managed which includes a full time and on-site staff



# Why Manufactured Homes...

- Manufactured homes are 35% to 47% less expensive per square foot than site-built housing.
- A study from the U.S. Census Bureau's latest American Community survey, found that manufactured home values increased faster than those of traditional homes between 2014 and 2019. The median 5-year value appreciation for Manufactured Homes in Colorado increased 85%, the third fastest out of any state in the United States.
- **The difference in price between a manufactured and a site-built home is the largest in California, Massachusetts and Colorado.** In these three states, median-priced mobile homes cost \$477,100, \$343,300 and \$337,800 less than median-priced site-built homes.



## Mobile-Home Values

### Most Expensive

STATE	MEDIAN HOME VALUES
Washington	<b>\$125,400</b>
Oregon	<b>\$93,500</b>
California	<b>\$91,400</b>
Nevada	<b>\$87,100</b>
Massachusetts	<b>\$75,300</b>
Vermont	<b>\$72,300</b>
New Mexico	<b>\$69,800</b>
New Hampshire	<b>\$67,500</b>
Rhode Island	<b>\$65,600</b>
North Carolina	<b>\$60,900</b>
Florida	<b>\$60,100</b>
Arizona	<b>\$58,900</b>

### Greatest Change

STATE	MEDIAN 5-YEAR VALUE APPRECIATION
Nevada	<b>106%</b>
Oregon	<b>96</b>
California	<b>85</b>
Alaska	<b>83</b>
Colorado	<b>75</b>
Washington	<b>62</b>
Indiana	<b>55</b>
Mississippi	<b>49</b>
Missouri	<b>45</b>
Connecticut	<b>42</b>
North Dakota	<b>42</b>
Michigan	<b>41</b>



# Manufactured Homes Today...





# Tree Farm Village vs. Renting in Durango

- Living in Tree Farm Village is nearly the same price as renting a 2-bedroom or 3-bedroom apartment in Durango. Tree Farm residents would benefit from building equity in their home.
- Tree Farm would be 40% (\$1,379 per month) less expensive than renting a 3-bedroom home in Durango, CO.
- At a monthly cost of \$2,088 an individual earning the median income, \$75,089 per year, would only pay 33% of their income toward lodging. Currently in La Plata, over 20% of renters are paying 50%+ of their income toward lodging.
- Benefits of Tree Farm vs. renting an apartment include approx. 500+ more square feet, your own yard, increased privacy (not sharing a wall with someone) and your own driveway with 2-car parking.



Avg Tree Farm Home Sale Price			\$ 180,000
Down Payment		10%	\$ 18,000
Loan Amount			\$ 162,000
Interest Rate		8.50%	
Term		25 years	
Monthly Mortgage Payment			\$ 1,304
Tree Farm Space Rent			\$ 700
Insurance			\$ 83.33
Tree Farm Monthly Cost			\$ 2,088
Durango 2 Bedroom Apartments			\$ 2,030
Durango 3 Bedroom Apartments			\$ 2,125
Durango 3 Bedroom House For Rent			\$ 3,467

# Tree Farm Village vs. Site-Built Homes

- A home at Tree Farm Village would be anywhere from \$1,755 to \$2,661 less expensive per month than a site-built home in Durango, CO. This equates to \$21,000 (to \$32,000) in savings annually.
- A median wage earner residing in Tree Farm Village, would not be cost burdened to their home. Their all in lodging cost would be anywhere from 28 - 43% of their income
- To purchase a Manufactured Home in Tree Farm Village, a would-be home buyer would only have to put down \$12,500 to \$20,500 versus \$146,000 for a site-built home in Durango
- Food for thought... if someone saved \$400 per month, not including interest, it would take them approximately 4 years to save \$20,500. (2.6 years for \$12,500). At the same time, if someone saved \$400 per month, not including interest, it would take them approximately 29 years to save \$146,000.

		Tree Farm (Low)	Tree Farm (High)		Site-Built Home (Median Price)
Sale Price		\$ 125,000	\$ 250,000		\$ 730,000
Down Payment	10%	\$ 12,500	\$ 25,000	20%	\$ 146,000
Loan Amount		\$ 112,500	\$ 225,000		\$ 584,000
Interest Rate	8.50%			7.25%	
Term (years)	25			30	
Monthly Mortgage Payment		\$ 906	\$ 1,812		\$ 3,984
Tree Farm Space Rent		\$ 700	\$ 700		\$ -
Property Taxes			\$ -		\$ 141
Insurance		\$ 83	\$ 83		\$ 225
Utilities		\$ 75	\$ 75		\$ 75
Total Monthly Cost		\$ 1,764	\$ 2,670		\$ 4,425

# Tree Farm Village vs. 80% to 120% of AMI

Product		Tree Farm (Low)	Tree Farm (Avg)	Tree Farm (High)		Site Built	Site Built	Site Built	La Plata Home	Durango Home
Sale Price		\$ 125,000	\$ 180,000	\$ 250,000		\$ 242,500	\$ 315,400	\$ 408,000	\$ 650,000	\$ 730,000
Down Payment	10%	\$ 12,500	\$ 18,000	\$ 25,000	20%	\$ 48,500	\$ 63,080	\$ 81,600	\$ 130,000	\$ 146,000
Loan Amount		\$ 112,500	\$ 162,000	\$ 225,000		\$ 194,000	\$ 252,320	\$ 326,400	\$ 520,000	\$ 584,000
Interest Rate	8.50%				7.25%					
Term (years)	25				30					
Monthly Mortgage Payment		\$ 906	\$ 1,304	\$ 1,812		\$ 1,323	\$ 1,721	\$ 2,227	\$ 3,547	\$ 3,984
Tree Farm Space Rent		\$ 700	\$ 700	\$ 700		\$ -	\$ -	\$ -	\$ -	\$ -
Property Taxes				\$ -		\$ 141	\$ 141	\$ 141	\$ 141	\$ 141
Insurance		\$ 83	\$ 83	\$ 83		\$ 225	\$ 225	\$ 225	\$ 225	\$ 225
Utilities		\$ 75	\$ 75	\$ 75		\$ 75	\$ 75	\$ 75	\$ 75	\$ 75
Total Monthly Cost		\$ 1,764	\$ 2,162	\$ 2,670		\$ 1,764	\$ 2,162	\$ 2,668	\$ 3,988	\$ 4,425
		80% of AMI, 4 persons in Household		120% of AMI, 4 persons in Household						



# Generational experts

## Mark Coleman

CEO, Harmony Communities

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In 1993 Mark Coleman began investing in manufactured housing communities, spearheading the acquisition, financing and overall asset management of properties in Arizona and Oregon. In 1999, he formed his own company, Harmony Communities. Today, Harmony Communities is the 11<sup>th</sup> largest owner/operator of Manufactured Home Communities in the nation.

In addition to the land leased communities, Mark is also the principal of separate entities involved in the development of multifamily, retail and self storage projects in Houston, Texas.

Education: Bachelor of Arts (BA) English Language and Literature from University of California, Berkley. Master of Business Administration (MBA) from Golden Gate University.

**T:** 604-669-2663 | **C:** 604-561-5658 | **E:** [mark@harmonycommunities.com](mailto:mark@harmonycommunities.com)

## Brendan Sindell

Managing Partner, Wilshire Ranch

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Brendan Sindell has 12 years' experience in managing the day-to-day operations at Wilshire Ranch, including but not limited to asset management, financing, acquisition, capital improvements and development. He is a third-generation manufactured housing community owner and operator.

Education: Master of Real Estate Development (MRED) and a Master of Business Administration (MBA) from USC. Bachelor of Arts (BA) Business Economics from University of California, Santa Barbara. Brendan was on the UCSB Men's lacrosse team, by his senior year he was the team captain and received All-American honors.

**T:** 310-633-1847 | **C:** 310-924-9634 | **E:** [bsindell@wilshireranch.com](mailto:bsindell@wilshireranch.com)



REGIONAL  
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**RESOLUTION NO. 2023-02**

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

**A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY TO CLARIFY AND ESTABLISH ITS MISSION STATEMENT**

**WHEREAS**, A mission statement is used by an organization to explain, in simple and concise terms, its purpose(s) for being; and,

**WHEREAS**, The Regional Housing Alliance of La Plata County has had multiple Mission Statements in the past, but none recognized or generally accepted currently; and,

**WHEREAS**, Efforts have been undertaken by the President and staff of the Regional Housing Alliance of La Plata County to craft a new mission statement; and,

**WHEREAS**, The Regional Housing Alliance of La Plata County Board of Directors desires to clarify and establish a new Mission Statement to guide its efforts in serving the community of La Plata County

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

SECTION 1. That the mission statement of the Regional Housing Alliance of La Plata County shall henceforth be as follows:

To facilitate and support the preservation, rehabilitation, and development of appropriate affordable/attainable housing for the workforce essential to the long-term economic sustainability and resiliency of La Plata County and its communities.

SECTION 2. That all prior Mission Statements of the Regional Housing Alliance of La Plata County are no longer deemed to be the official or authoritative Mission statement of the Regional Housing Alliance of La Plata County.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 13<sup>th</sup> day of May, 2023.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X

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La Plata Economic Development Alliance Rep.,  
Secretary

X

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Patrick Vaughn, President

***POROPSED MISSION STATEMENT: To facilitate and support the preservation, rehabilitation, and development of appropriate affordable/attainable housing for the workforce essential to the long-term economic sustainability and resiliency of La Plata County and its communities.***

**PPRIOR MISSION STATEMENTS:**

To facilitate, coordinate, initiate and support the development of appropriate, affordable housing for the critical workforce essential to the long-term economic sustainability and resiliency of La Plata County and its communities.

Or

The RHA's Mission is cultivating and sustaining communities through innovative partnerships and entrepreneurial housing programs.



REGIONAL  
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**RESOLUTION NO. 2023-03**

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

**A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY TO ESTABLISH AND STATE OBJECTIVES FOR THE YEAR 2023**

**WHEREAS**, The Regional Housing Alliance of La Plata County sees a need to establish objectives for the year 2023; and,

**WHEREAS**, Patrick Vaughn and Sarah Tober have submitted the affixed document entitled *Regional Housing Alliance (RHA) of La Plata County (LPC) First Year Objectives* for consideration.

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

SECTION 1. That the Regional Housing Alliance of La Plata County hereby adopts as its official objectives, those listed in the affixed document *Regional Housing Alliance (RHA) of La Plata County (LPC) First Year Objectives* effective immediately.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 13<sup>th</sup> day of May, 2023.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X

\_\_\_\_\_  
La Plata Economic Development Alliance Rep.,  
Secretary

X

\_\_\_\_\_  
Patrick Vaughn, President



## Regional Housing Alliance (RHA) of La Plata County (LPC) 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)~~
- Initiate and implement website development and management (Alliance)
- Inventory all projects in development and create/update a dashboard (Alliance and RHA)
- Oversee public outreach and support (Alliance)

### 2. Fund workforce housing

- Catalyst Fund (Alliance)
  - ~~Start up Catalyst Fund Committee of 7 members February 2023~~
  - ~~Develop rubric of criteria for project approval and application process March 2023~~
  - ~~Hire Technical Assistance and Coordinator December 2022~~
  - Inventory projects and support as it compliments the RHA mission
  - 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)
- Grant writing (Alliance)
  - ~~Grant prospecting and tracking both public and private opportunities (Ongoing)~~
  - Grant writing and collaboration with public partners
  - Apply for 3 large-scale grants in 2023 (\$500k and up)
  - Manage all awarded projects

### 3. Support area housing efforts

- ~~Writing letters of support for entities applying for state or grant funds (i.e. HomesFund, Town of Bayfield, etc.) (Alliance)~~
- Public meeting support for local private workforce housing developments that are deemed sound (RHA and Alliance)
- Provide education forums and webinars (RHA and Alliance)

4. Rental assistance

- Coordinate and facilitate employer focus group series (Alliance)
- 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)

5. Unite regional approach to workforce housing policy and support project expedition

- Facilitate multiple jurisdiction meetings to discuss and determine best approach to development (RHA and Alliance)
- Determine joint deed restrictions approach
- Facilitate joint efforts on pursuing Prop 123 and adhering to county-wide guidelines
- Coordinate with public partner housing resources to expedite opportunities through land use and permitting (Alliance) policy changes process:
  - Review the barriers encountered by public housing partners (Alliance)
  - Review the barriers encountered by contractors
  - Meet with the land use department stakeholders and discuss the barriers
  - Determine whether or not the barrier is required/intended, codified, lack of resources, funding or a traditional practice.
  - Outline key measures that the local government could set as criteria for expedition
- Document expedition criteria
- Compile best practices, processes, list of contractors, and case studies (RHA and Alliance)
- Support review and refinement of land use code/building code in the county and municipality levels (RHA and Alliance)
- ~~Professional service to start up Office, Internet, Phone and Printing Costs (1-Year lease with option for 2 more years) December 2022~~



## 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

DRAFT



# Home Ownership Reference Charts

## Maximum Household Incomes of Buyers (2022 HUD-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$34,350	\$39,250	\$44,150	\$49,050	\$53,000	\$56,900	\$60,850	\$64,750
60%	\$41,220	\$47,100	\$52,980	\$58,860	\$63,600	\$68,280	\$73,020	\$77,700
65%	\$44,655	\$51,025	\$57,395	\$63,765	\$68,900	\$73,970	\$79,105	\$84,175
70%	\$48,090	\$54,950	\$61,810	\$68,670	\$74,200	\$79,660	\$85,190	\$90,650
80%	\$54,960	\$62,800	\$70,640	\$78,480	\$84,800	\$91,040	\$97,360	\$103,600
90%	\$61,830	\$70,650	\$79,470	\$88,290	\$95,400	\$102,420	\$109,530	\$116,550
95%	\$65,265	\$74,575	\$83,885	\$93,195	\$100,700	\$108,110	\$115,615	\$123,025
100%	\$68,700	\$78,500	\$88,300	\$98,100	\$106,000	\$113,800	\$121,700	\$129,500
110%	\$75,570	\$86,350	\$97,130	\$107,910	\$116,600	\$125,180	\$133,870	\$142,450
125%	\$85,875	\$98,125	\$110,375	\$122,625	\$132,500	\$142,250	\$152,125	\$161,875
140%	\$96,180	\$109,900	\$123,620	\$137,340	\$148,400	\$159,320	\$170,380	\$181,300
160%	\$109,920	\$125,600	\$141,280	\$156,960	\$169,600	\$182,080	\$194,720	\$207,200

## Affordable Purchase Price (2022 HUD-derived numbers)

AMI	Number of Persons in Household							
	1	2	3	4	5	6	7	8+
50%	\$77,250	\$82,151	\$102,699	\$103,661	\$120,225	\$104,867	\$121,431	\$137,785
60%	\$106,058	\$115,069	\$139,726	\$144,798	\$164,674	\$152,587	\$172,464	\$192,089
65%	\$120,462	\$131,528	\$158,239	\$165,366	\$186,899	\$176,448	\$197,980	\$219,241
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90%	\$192,483	\$213,822	\$250,808	\$268,208	\$298,023	\$295,748	\$325,563	\$355,001
95%	\$206,887	\$230,281	\$269,321	\$288,776	\$320,248	\$319,609	\$351,080	\$382,152
100%	\$221,291	\$246,740	\$287,835	\$309,345	\$342,472	\$343,469	\$376,596	\$409,304
110%	\$250,100	\$279,658	\$324,862	\$350,482	\$386,922	\$391,189	\$427,629	\$463,608
125%	\$293,312	\$329,035	\$380,403	\$412,187	\$453,596	\$462,770	\$504,179	\$545,064
140%	\$336,525	\$378,411	\$435,944	\$473,892	\$520,270	\$534,350	\$580,729	\$626,520
150%	\$365,333	\$411,329	\$472,971	\$515,029	\$564,720	\$582,071	\$631,762	\$680,824
160%	\$394,141	\$444,247	\$509,999	\$556,165	\$609,169	\$629,791	\$682,795	\$735,128

\* Home prices in this chart will differ from the 2022 HomesFund price calculation as this analysis was done 3/5/2023. HomesFund will do an update soon and we will adopt their annual pricing update. This one is being provided now to show more realistic prices given recent interest rate changes and to provide a reference for the Catalyst Fund LOI process.



# Home Rental Reference Charts

## Maximum Household Incomes of Renters (2022 HUD-derived numbers)

AMI	Number of Persons in Household		
	2	3	4
30%	\$23,550	\$26,490	\$29,430
50%	\$39,250	\$44,150	\$49,050
60%	\$47,100	\$52,980	\$58,860
80%	\$62,800	\$70,640	\$78,480
100%	\$78,500	\$88,300	\$98,100
120%	\$82,440	\$105,960	\$117,720
140%	\$109,900	\$123,620	\$137,340

## Affordable Rental Price based on Bedroom Size (2022 HUD-derived numbers)

AMI	Bedroom Size		
	1	2	3
30%	\$552	\$662	\$765
50%	\$920	\$1,103	\$1,276
60%	\$1,104	\$1,324	\$1,531
80%	\$1,472	\$1,766	\$2,041
100%	\$1,840	\$2,207	\$2,551
120%	\$2,208	\$2,649	\$3,061
140%	\$2,576	\$3,090	\$3,570

\* Calculations assume (1) an Interest Rate of 7.16, (2) ability to contribute 33% of income to housing costs, & (3) a 3% down payment.

\*\* Sources: Affordable Home Ownership rates based on HomesFund formula, Affordable Rental Rates based on Colorado Housing and Finance Authority (CHFA) formula.



# 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
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## 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. AMI for a 2-person household is \$78,500. If a 2-person household earns \$62,800 per year, their income would be 80% of AMI. If 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.

## Home Ownership Reference Charts

Maximum Household Incomes of Buyers (2022 HUD-derived numbers)

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## DEVELOPMENT & PRESERVATION PIPELINE

	Anticipated Below Market Units	Subsidy needed per unit	Subsidy to support existing pipeline	Cost to increase units by:		
				10%	20%	50%
<b>LIHTC Rental</b>	170	\$45,000	\$7,650,000	\$765,000	\$1,530,000	\$3,825,000
<b>Rental</b>	50	\$72,000	\$3,600,000	\$360,000	\$720,000	\$1,800,000
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<b>Total New Units/Mortgages</b>	715	-	<b>\$88,635,000</b>	-	-	-
<b>Total Units Preserved</b>	120	-	<b>\$9,360,000</b>	-	-	-

Approximately 50% of required subsidy may be available from state and federal resources. Reaching these subsidy amounts will require leveraging local, state, federal, private and

RHA 2023 GOALS	TIMELINE
1. Centralize area housing information and resources	June 2023
2. Fund workforce housing	December 2023
3. Support area housing efforts	January 2023
4. Rental assistance	September 2023
5. Unite regional approach to workforce housing policy and support project expedition	August 2023



Sources: Colorado Division of Housing – Affordable Housing Toolkit for Local Officials, City of Durango Planning Division, Economic Development Alliance La Plata County Workforce Housing Investment Strategy, Affordable Home Ownership rates based on HomesFund formula, Affordable Rental Rates based on Colorado Housing and Finance Authority (CHFA) formula.



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### DEVELOPMENT & PRESERVATION PIPELINE

	Anticipated Below Market Units	Subsidy needed per unit	Subsidy to support existing pipeline	Cost to increase units by:		
				10%	20%	50%
<b>LIHTC Rental</b>	170	\$45,000	\$7,650,000	\$765,000	\$1,530,000	\$3,825,000
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RHA 2023 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



Jurisdiction	Grant Name	Project/Summary	Amount Requested	Date	Adjusted Amount Requested	Date	Status	Amount Granted	Date
<b>Bayfield</b>	HB22-1304 & 1377	Cinnamon Heights - Infrastructure for 30 to-be Deed Restricted Townhome units. Lots owned by Town of Bayfield. Start 2023. Pre-App mtg 1.18.2023 and invited to apply by 2.1.23. Asked to reduce amount for consideration.	\$ 2,656,158	3.1.23			Submitted application on 2.28.23		
<b>Durango</b>	HB21-1271	Best Western LIHTC conversion/new construction - Fee waivers. for 120 units of 30% to 60% AMI rentals. Start 2023	\$ 1,000,000	9.1.22			Pre-App mtg. 11/17/2022 Submitted to DOLA by grant deadline of 1/31/23		
	HB21-1271	Three Springs - Infrastructure Partnership to complete construction. Drawings for Wilson Gulch Road to service Village 2 and a near-term. Land trust model for 180 to 270 units.	\$ 544,000	9.1.22			Submitted to DOLA by grant deadline of 1/31/23		
	HB21-1117	Planning Grant Program (IHOP) for housing feasibility study for rental and homeownership pertaining to City's inclusionary zoning. (with \$40K match from City)	\$ 120,000	10.5.22			2/21/23 City appropriated the 25% Match and contracted with Root Policy Research with and project kickoff meeting was on 3/1/23 (approx. 7 month project timeline)	\$ 120,000	11.22.22
	Congressionally Direct Funding 2021 Request	Best Western (4% LIHTC project) HUD Grant Award	\$ 9,000,000	11.1.21			**Original ask, current ask, and awarded	\$ 3,000,000	10.4.22
<b>Ignacio</b>	IHOI Grant Program	Rock Creek Housing Project Infrastructure Grant	\$ 2,000,000	9.1.22			Received grant award letter and working on documentation and contract.	\$ 2,000,000	4.13.23
	LPC Affordable Housing Grant and Loan Fund	Rock Creek Housing Project Infrastructure Grant Request	\$ 690,000	4.10.23			Submitted infrastructure funding request for Rock Creek Housing Project infrastructure.		
	LPCEDA - Housing Catalyst Fur Catalyst Fund Grant Request		\$ 75,000	4.7.23			Submitted predevelopment funding request for Rock Creek Housing Project infrastructure.		
<b>La Plata County</b>	HB21-1271	Westside Mobile Home Park - money for infrastructure and unit upgrades. Start upon award. On 12.20.22 invited to apply for 2nd round	\$ 3,000,000	9.1.22			Complete. Award made.	\$ 800,000	3.13.23
<b>RHA</b>	HB21-1271 - DOH Technical Assistance	The Affordable Housing Toolkit for Local Officials offers technical assistance to communities working to make progress on local housing goals. City of Durango sent letter of support. RHA asked for help with best practices in our fund balance, grant writing, and how to facilitate a potential tax for workforce housing.	\$ 100,000	3.1.23			Interviewed for the grant and will know by April 20 if receiving the grant. Receiving grant and now need to find two days in July for a two day meeting/educational forum in Durango. One day dedicated to City of Durango/municipal policy, planning. The second day will be for La Plata County/RHA with area housing leaders, housing industry.		
	HB21-1271 - DOH Technical Assistance	Affordable Housing Technical Assistance training sessions for housing leaders and industry with the City of Durango	\$ 20,000	3.15.23					
<b>Total Funds Requested</b>			<b>\$ 19,085,158</b>		<b>\$ -</b>			<b>\$ 5,920,000</b>	

Note: Elevations is applying directly to DOLA through SB22-1304 & 1377 to support the redevelopment of Westside

Indicates Change/update from last report





Grant Name	Project/Summary	Amount	Date	Status	Amount Granted	Date
National Association of Realtors Housing Opportunity Grants	<a href="https://realtorparty.realtor/community-outreach/housing-opportunity">https://realtorparty.realtor/community-outreach/housing-opportunity</a> <a href="https://ccfdm-hat-dev.streamlit.app/?query=%7B%22geoid%22%3A+%220550000US08067%22%2C+%22income_limit%22%3A+%22%22%2C+%22income_limit_type%22%3A+%22Area+Median+Income%22%2C+%22jurisdiction_type%22%3A+%22County%22%2C+%22year%22%3A+2022%2C+%22jurisdiction_name%22%3A+%22La+Plata+County+%28Unincorporated%29%22%7D">https://ccfdm-hat-dev.streamlit.app/?query=%7B%22geoid%22%3A+%220550000US08067%22%2C+%22income_limit%22%3A+%22%22%2C+%22income_limit_type%22%3A+%22Area+Median+Income%22%2C+%22jurisdiction_type%22%3A+%22County%22%2C+%22year%22%3A+2022%2C+%22jurisdiction_name%22%3A+%22La+Plata+County+%28Unincorporated%29%22%7D</a>					
Prop 123						



**From:** Kevin Bommer <kbommer@cml.org>  
**Sent:** Friday, March 17, 2023 12:52 PM  
**To:** Kevin Bommer  
**Subject:** CML Executive Director Town Hall — 2023 Land Use Legislation

COLORADO MUNICIPAL LEAGUE



## **Town Hall for CML members set to discuss incoming land use legislation**

For the last several months, you may have heard that the state's affordable housing problem is being attributed by some state leaders to municipalities not doing enough. Their belief is that the only solution is for the state to tell municipalities how they must address affordability in their communities. Now, details are beginning to emerge about legislation that will be introduced aimed at curbing municipal zoning and land use authority.

Many state legislators are painfully unaware of the great lengths municipalities have taken in planning for the future and that municipal leaders share many of the same goals as the bill's proponents. Rather than pursuing a win-win partnership, proponents instead believe that municipalities need to be directed, restricted, and enforced, based on concepts that have been shared with CML staff.

**In order for legislators to make truly informed decisions about how to best deal with Colorado’s statewide affordable housing challenges, legislators will need to hear directly and often from municipal leaders around the state.**

CML Executive Director **Kevin Bommer** will lead a team report on the latest on the legislation on **March 29** at noon. Joining the conversation will be:

- **Meghan MacKillop**, legislative & policy advocate
- **Robert Sheesley**, general counsel
- **Heather Stauffer**, legislative advocacy manager

**PLEASE NOTE:** This meeting will be for **CML members only**. Registration is required, and **members must use the email address associated with their Zoom account to be able to join**. Please register with that email address.

Members are invited to pass the invitation on to key staff they would like included. CML staff will attempt to answer as many member questions as possible in the time allotted. If you are unable to attend this meeting, please know we intend to hold additional member meetings.

## **How to Register**

- Click **here** to register.
- You will be required to enter the following info:
  - First and last name
  - Email address (use the email associated with your Zoom account)
  - Phone (optional)
  - Job title
  - Municipality
- You will receive a confirmation of your registration at the email address you registered

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Colorado Municipal League  
1144 Sherman St., Denver, CO 80203  
303 831 6411 / 866 578 0936

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## GET THE MUNICIPAL GOVERNMENT PERSPECTIVE

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## NEWS RELEASE

For immediate release

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### CML opposes sweeping preemptions of local authority: “Not the ‘Colorado Way.’”

**March 22, 2023, Denver, Colo.** – Today, Gov. Polis and others lauded legislation aimed squarely at taking away a century of municipal authority over land use and zoning and placing state agencies in Denver in charge of regulating and enforcing decisions currently made at the local level. The proposed legislation represents the most sweeping attempt in recent Colorado history to remove local control and home rule authority from elected leaders, professional planning staff, and the people of Colorado by putting it into the hands of developer interests and unelected third parties.

“It is a breathtaking power grab,” said Kevin Bommer, CML executive director. “Although the bill is being sold as a ‘menu of options’ with ‘flexibility’ to create affordability, it mainly benefits developer interests to the detriment to the quality of life and access to local elected officials expected by Coloradans and with no guarantees that anything built will be ‘affordable.’ The League could support the bill if folks are willing to step away from a California-style, top-down approach, and support local government efforts to address density while guaranteeing affordable housing. Unfortunately, powerful special interests are more interested in preemptions than solutions.

CML officially opposes the legislation, and the League expects legislators will hear loud and clear from many of the over 1800 mayors, council members, and trustees – as well as planners and other local land use and housing experts – that preemption is not the answer to affordable housing questions. CML previously released [housing and land use principles](#), and CML’s [2023 State of Our Cities and Towns Report](#) shows overwhelming local action implementing many of the same goals and policies as the legislation’s proponents. Combined with existing strong regional partnerships with counties, special districts, and other municipalities, local efforts are achieving successes that can be enhanced with support and collaboration from state leaders.

CML’s report confirms that inflation and workforce shortages are major contributors to affordable housing, workforce housing, and infrastructure development. With the recent approval of Proposition 123, supported by CML, and hundreds of millions in state grant funds now available, the State of Colorado is positioned to support local efforts. Instead of building on these collaborative efforts, special interests instead seek to go around municipal leaders and their constituents.

“This bill is not at all the ‘Colorado Way.’ Unlike California or Oregon, Colorado has rich tradition of local control and constitutional home rule, the latter of which cannot be legislated away,” said Bommer. “If either of those foundational principles still mean anything to legislators, we expect they will reject this legislation and throw their support behind partnering with the bill’s proponents and local governments to tackle affordability issues together.”

*CML is a nonprofit, nonpartisan organization established in 1923 that provides advocacy, information, and training for 270 member cities and towns. For more information on the Colorado Municipal League, please visit [www.cml.org](http://www.cml.org) or call 303-831-6411.*

###



Board of Directors

April 13th, 2023, 2:00–4:00 p.m.

Center for Innovation, Durango

**A. MEETING CALLED TO ORDER** by Chairman Vaughn at 2:05 p.m. (00:00:01)

**B. INTRODUCTIONS AND ROLL CALL** (00:00:08)

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
↳ Proxy: Jessika Buell	City of Durango, Mayor Pro Tem	<input checked="" type="checkbox"/> Present	<input 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 type="checkbox"/> Absent	<input checked="" 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

**Others present:**

- Mike French, LPEDA
- J.J. Desrosiers, LPEDA
- Sarah Tober, LPEDA
- Nicol Killian, Town of Bayfield (online)
- Elizabeth Salkind (online)
- Brennen Sindell, Tree Farm(online)
- Glenn Mosell, Tree Farm
- Nancy Dosedall
- Joan Fauteux, DAAR Gov Affairs Director
- Laurie Roberts, United Today, Stronger Tomorrow
- Rachel Brown, Visit Durango
- Lisa Bloomquist, HomesFund

Vice-Chair Porter-Norton, Director Craig, and Proxy Director Buell disclosed a potential conflict of interest concerning the presentation from Tree Farm Villages, as all three of them could potentially be decision-makers on that project’s approval. As such, the three plan to leave the room during that presentation.

**C. PUBLIC COMMENT** (00:02:10)

Ms. Roberts stated that she has been at RHA meetings the last 14 months and is gratified to see such an increase in public participation. She explained her belief that affordable housing in Durango is really a market

failure and likened the situation to the local electrical co-op in which the government was required to step in to address the market failure. It is her belief that the RHA is similarly poised to intervene in affordable housing. As such, Ms. Roberts is concerned that the proposed mission statement (G1) is not in alignment with the recent funding push from the State of Colorado and that it would limit the activities available to the RHA.

#### **D. APPROVAL OF AGENDA** (00:04:20)

Mr. Desrosiers stated for the record that a previous version of the Board Packet had been posted with the date listed incorrectly as “May 13<sup>th</sup>.” He believes all physical and digital copies have been corrected to say “April 13<sup>th</sup>.”

**Clark Craig motioned, and Eva Henson seconded to approve the agenda as presented. The motion passed unopposed by voice vote.**

#### **E. CONSENT AGENDA** (00:05:08)

The consent agenda consisted of the March 2023 board meeting minutes and February 2023 financial statements.

**Clark Craig motioned, and Marsha Porter-Norton seconded to approve the consent agenda. The motion passed unopposed by voice vote.**

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

##### **1. CATALYST FUND UPDATES – MIKE FRENCH & SARAH TOBER** (00:05:52)

Ms. Tober informed the Board that the Catalyst Fund Committee and Working group are both fully operational and that the first round of funding had opened and closed since the last Board meeting. Five applications were received and are currently being processed by the Working Group for the Committee to review. A decision is expected by the end of May. She added that the applications received are representative of the region covering a diverse range of projects. Mr. French gave an overview of the Catalyst Fund’s application reviewal and approval process, which is quite robust and has provisions for conflicts of interest of Committee members. He reiterated that they are pleasantly surprised by the variety of workforce housing projects seeking funding and that applicants’ requests totaled approximately ¼ million dollars.

##### **2. FINANCIALS – SARAH TOBER & J.J. DESROSIERS** (00:12:29)

Mr. Desrosiers gave a brief overview of the financials stating that nothing was too out of the ordinary other than member governments’ dues being received.

Vice-Chair Porter-Norton noticed that the contribution amount from La Plata County and the City of Durango seemed to have been switched on the “Budget Overview” (page 15 of the packet), similar to last month’s reversal of Ignacio and Bayfield’s contributions. It was noted that the number is correctly reported on the financials, not on the budget page. Mr. Desrosiers assured the Board it would be corrected, and an inquiry would be made to the accountant to ensure this is fixed through the budget and financials.

**Marsha Porter-Norton motioned, and Brenna Morlan seconded to reapprove the financials with an amendment correcting Budget Overview line items 3101 and 3102. The motion passed unopposed by voice vote.**

3. LOGO UPDATE/WEBSITE – SARAH TOBER & J.J. DESROSIERS (00:15:42)

Ms. Tober informed the Board that the RHA website is currently fourth in line to be completed with SIPA and is otherwise stalled until they are assigned a project manager from SIPA.

Mr. Desrosiers displayed the final RHA Logo and variations.

4. RHA BOARD MEMBER TERMS – J.J. DESROSIERS (00:17:25)

Mr. Desrosiers explained that the LPEDA staff had recently realized that there is no centralized database of the RHA Director’s terms of office. He gave a brief overview of the RHA bylaws, which state that each member government may set the term of its representatives. He requested that Board members gather this information so that it may be compiled.

5. DOH HOUSING TOOLKIT – SARAH TOBER (00:20:25)

Ms. Tober explained that the Colorado Department of Housing had put together a toolkit of resources specific to affordable housing. She recommends utilizing it. Additionally, Ms. Tober will be attending a meeting of the Colorado Mountain Housing Coalition and is pursuing RHA membership.

6. TECHNICAL ASSISTANCE GRANT APPLICATION UPDATE – SARAH TOBER (00:21:33)

LPEDA staff applied for a technical assistance grant from the State last month and have already been interviewed. It is a \$100,000 grant to provide staff and resources –perhaps even a housing assessment. Notification of awards is expected in the next two weeks. The staff has also applied for an additional technical assistance grant for a half-day county housing forum with state experts. The City of Durango has also applied for this grant and has been collaborating on the possibility of combining it into a two-day forum. Director Henson commented that she had attended similar forums before, and it was a great experience, not just listening to speakers but getting plans in place. Director Henson explained the purpose of such a forum is to convene stakeholders to gain detailed plans for local housing.



It was also added that DAAR (Durango Area Association of Realtors) is very supportive of the efforts of RHA and LPEDA and is willing to collaborate.

## **G. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES** (00:30:08)

Vice-Chair Porter-Norton, Director Craig, and Proxy Director Buell exited the room due to potential conflicts of interest (See B1).

Brennen Sindell, Glenn Mosell, and Nancy Dosdall presented on behalf of Tree Farm Village, A proposed high-end manufactured home community off HWY 160 and CR 233. The proposed development is market driven and not seeking any financial support but rather letters of support as they have encountered some degree of NIMBYism. Tree Farm Village would be “attainable and sustainable” but not necessarily “low-income” housing. The presenters noted that other manufactured home communities in the area are old, and there have been significant improvements in quality in recent times. It would not be a subdivision but a land lease under one owner with a monthly lot projected to be around \$700 with some self-imposed rent-controlled units. The development would also be in the city’s water service area. Once the presenter finished, the Directors present asked questions and gave their individual opinions than the three recused Directors rejoined the table.

## **H. DECISION ITEMS**

### **1. RESOLUTION 2023-02: MISSION STATEMENT – PAT VAUGHN & SARAH TOBER** (00:54:37)

Chair Vaughn outlined the drafted mission statement written by him and Ms. Tober and explained their reasoning that the RHA does not build but rather “facilitates and supports” private development. There was some concern that adopting this mission statement may prevent the RHA from being flexible, but it was determined that the draft is still general and could be updated in the future. Additionally, the inclusion of “preservation and rehabilitation” was very well received.

**Katie Sickles motioned Clark Craig Seconded to approve resolution 2023-02 as presented. The motion passed without by voice vote opposition.**

### **2. RESOLUTION 2023-03: GOALS AND FIRST YEAR INITIATIVE – PAT VAUGHN & SARAH TOBER** (01:01:38)

Chair Vaughn and Ms. Tober went over the proposed Goal Sheet and answered questions. They added that they feel the Board should have monthly progress updates. Vice-Chair Porter-Norton suggested adding the word “study” to goal #2.1 as well as language to allow the possibility of instituting fees.

**Brenna Morlan moved, and Clark Craig seconded to approve resolution 2023-03 with an amendment to the attached document goal #2.3 to read: “Study and support a county or municipal tax and/or fees.” The motion passed unopposed by voice vote.**

3. RHA FACT SHEET APPROVAL – SARAH TOBER (01:07:19)

It was determined that the new mission statement should be included, but otherwise the proposed document was sufficient.

**I. DISCUSSION/UPDATES**

1. GRANTS MATRIX – SARAH TOBER (01:08:50)

Ms. Tober briefly summarized the contents of the Grants Matrix. Chair Vaughn congratulated all the entities that were awarded grants.

2. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (01:10:12)

Director Henson shared that the State has put together a website, and most governments are evaluating the cost and benefits of opting in. One of the most confusing elements has been why the State decided to use census data from 2019 to determine baselines. The initial assumption was that the baseline was about deed restricted units, but it has become apparent that it is something entirely different. It was also brought up that the State has expressed that neighboring cities' information can be used for AMI calculations. Director Henson feels that she has more questions than answers and is still not confident that she knows enough about the baseline to determine what municipalities would truly be committing to. Director Stevens commented that he was gratified to know that someone with Director Henson's expertise was as confused as he is about how this will work, and the possibility of a joint conversation or work session was discussed.

3. DOH LA PLATA COUNTY HOUSING TOUR – SARAH TOBER (01:27:24)

Shirly Diaz and Andrew Ackley from the Colorado Department of Housing (DOH) will be touring the area hosted by Region 9 EDD and are scheduled to be in Durango on May 10<sup>th</sup> from 3:00-4:00 p.m. so that housing leaders can update them on projects. They will also be visiting Ignacio that same day. The open meeting requirements of this meeting were discussed, as well as the location if there should be an agenda, and if it would be designated a special meeting due to quorum.

Multiple Directors commented that they were not aware of the visit. The Board agreed that an email should be sent to Laura Lewis Marchino and Shak Powers with Region 9 EDD asking how they could be more involved in Friday housing meetings (where the tour was announced), as most Directors have been unable to attend.

4. 2023 LAND USE LEGISLATION – KATIE SICKLES (01:35:55)

Director Sickles explained that the State Senate is considering SB 2023-213, which would reduce the ability of local governments to manage multifamily housing and would be devastating to small communities due to the loss of fees. It is her belief that it takes control away from citizens by giving decision-making power to non-local state decision-makers and to DOLA. Senator Cleave Simpson is in opposition to this legislation, as is La Plata County, four Durango City Councilors, and Director Craig as Mayor of Ignacio. Director Henson reported attending a hearing with many in attendance.

Vice-Chair Porter-Norton asked if the RHA wanted to take a position. It was agreed that Directors would return to their member governments and that next month's agenda would include a decision item on the subject.

5. MEMBER UMBRELLA POLICY UPDATES – PAT VAUGHN (01:47:02)

Item skipped by the Chair for the sake of time.

**J. MEMBER UPDATES**

1. LA PLATA COUNTY (01:47:32)

As noted in the Grant Matrix, the County has been awarded \$800,000 for upgrades to Westside Mobile Home Park in anticipation of annexation. Additionally, the County held a forum this week on Lightner Creek Mobile Home Park, to educate the owners about tenants' rights, although DOLA and CDPHE –not the County– have jurisdiction on the matter of mobile home parks and water quality and treatments systems respectively.

2. TOWN OF BAYFIELD (01:49:23)

The Board of Trustees is considering an ordinance to begin managing stormwater.

3. CITY OF DURANGO (01:49:51)

On the City Council's agenda for next Tuesday is a new partnership with Housing Solutions of the Southwest on rental restriction administration. There are also several public/private partner projects going before the Planning Commission and City Council that contain affordable housing commitments. Twin buttes affordable compliances are moving forward, and there is an RFP out for the old Animas Highschool site.

4. MEMBER AT LARGE (01:51:11)

The Board should be aware of a potential forthcoming request for a letter of support before the next meeting from a deed-restricted home development in Bayfield. There are also plans to set up a tour of The Gage Modular development before the next meeting.

5. TOWN OF IGNACIO (01:52:08)

The Town has been working with The Southern Ute Indian Tribe to submit a \$7.5 million congressionally directed spending request to build on the five fiveplexes within the Rock Creek project.

**K. MEETING ADJOURNED** by Chairman Vaughn at 3:59 pm (01:54:36)

**Recording:**

[https://us06web.zoom.us/rec/share/7\\_j2gHxK3KBGIlRivqtMLReVPS7i21pTHcRUdeb5bd-KMAEYynmez0dbLsL4sekL.E00KU7wPNPYN5vKL](https://us06web.zoom.us/rec/share/7_j2gHxK3KBGIlRivqtMLReVPS7i21pTHcRUdeb5bd-KMAEYynmez0dbLsL4sekL.E00KU7wPNPYN5vKL)

Passcode:nN%?7@\$