



Agenda

RHA Board of Directors

May 11th 2023 | 3-4 p.m.

Center for Innovation
Durango Downtown Mall

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

-
- A. RHA Board to Meet at Gauge Apartments to review modular design and construction from 1:00 - 2:30 p.m.**
 - B. Call Meeting to Order**
 - C. Introductions and Roll Call**
 - 1. Identification of any actual or perceived conflicts of interest
 - D. Public Comment**
 - E. Approval of Agenda**
 - F. Consent Agenda**
 - 1. Approve the Consent Agenda
 - a) April 2023 Minutes
 - b) March 2023 Financial Statements
 - c) April 2023 Financial Statements
 - F. Alliance Updates**
 - 1. Catalyst Fund Updates – Mike French & Sarah Tober
 - 2. Financials – Sarah Tober
 - 3. Term tracking updates
 - G. Decision Items**
 - 1. Designation of Public Posting Space
 - 2. Letter of Support Form Approval
 - 3. SB 2023-213 | RHA Official Position and Letter
 - H. Discussion/Updates**
 - 1. Grant Matrix – Sarah Tober
 - 2. Prop 123 Updates – Eva Henson & Sarah Tober
 - 3. Member Umbrella Policy Updates
 - 4. 2023 Goals Tracking
 - I. Presentations and Engagement with Non-RHA Entities**
 - J. Member Updates**
 - 1. City of Durango
 - 2. Town of Ignacio
 - 3. Town of Bayfield
 - 4. Member at Large
 - 5. La Plata County
 - K. Adjournment**



Agenda

RHA Board of Directors

May 11th 2023 | 3-4 p.m.

Center for Innovation
Durango Downtown Mall

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

-
- A. RHA Board to Meet at Gauge Apartments to review modular design and construction from 1:00 - 2:30 p.m.**
 - B. Call Meeting to Order**
 - C. Introductions and Roll Call**
 - 1. Identification of any actual or perceived conflicts of interest
 - D. Public Comment**
 - E. Approval of Agenda**
 - F. Consent Agenda**
 - 1. Approve the Consent Agenda
 - a) April 2023 Minutes
 - b) March 2023 Financial Statements
 - c) April 2023 Financial Statements
 - F. Alliance Updates**
 - 1. Catalyst Fund Updates – Mike French & Sarah Tober
 - 2. Financials – Sarah Tober
 - 3. Term tracking updates
 - G. Decision Items**
 - 1. Designation of Public Posting Space
 - 2. Letter of Support Form Approval
 - 3. SB 2023-213 | RHA Official Position and Letter
 - H. Discussion/Updates**
 - 1. Grant Matrix – Sarah Tober
 - 2. Prop 123 Updates – Eva Henson & Sarah Tober
 - 3. Member Umbrella Policy Updates
 - 4. 2023 Goals Tracking
 - I. Presentations and Engagement with Non-RHA Entities**
 - J. Member Updates**
 - 1. City of Durango
 - 2. Town of Ignacio
 - 3. Town of Bayfield
 - 4. Member at Large
 - 5. La Plata County
 - K. Adjournment**



RHA Meeting Minutes

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 13th.” He believes all physical and digital copies have been corrected to say “April 13th.”

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. DESROSIER (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 varieties.

4. RHA BOARD MEMBER TERMS – J.J. DESROSIER (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 10th 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

Passcode:nN%?7@\$

Pending Approval

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

05/02/23

Accrual Basis

As of April 30, 2023

	Apr 30, 23	Apr 30, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	375,983.29	202,743.65	173,239.64
Loan Fund-Previously Restricted	0.00	51,040.90	(51,040.90)
Total Checking/Savings	375,983.29	253,784.55	122,198.74
Other Current Assets			
1400 · Prepaid Expenses			
1400.1 · Prepaid Liability Insurance	1,127.69	1,054.43	73.26
Total 1400 · Prepaid Expenses	1,127.69	1,054.43	73.26
Total Other Current Assets	1,127.69	1,054.43	73.26
Total Current Assets	377,110.98	254,838.98	122,272.00
Other Assets			
1700 · Lease Deposit	350.00	0.00	350.00
Total Other Assets	350.00	0.00	350.00
TOTAL ASSETS	377,460.98	254,838.98	122,622.00
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	36.00	0.00	36.00
Total Current Liabilities	36.00	0.00	36.00
Total Liabilities	36.00	0.00	36.00
Equity			
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	154,369.81	(10,370.89)	164,740.70
Total Equity	377,424.98	254,838.98	122,586.00
TOTAL LIABILITIES & EQUITY	377,460.98	254,838.98	122,622.00

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

	Jan - Apr 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
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				
3216 · SIPA Digitization Grant	0.00	0.00	0.00	0.0%
3100 · IGA Member Contribution Revenue	225,000.00 ¹	225,000.00	0.00	100.0%
3121 · Interest Income - Bank Accounts	0.00	80.00	(80.00)	0.0%
Total 3000 · Unrestricted Revenues	225,000.00	225,080.00	(80.00)	100.0%
3001 · Temp Restr Operating Revenues	0.00	0.00	0.00	0.0%
Total Income	225,000.00	225,080.00	(80.00)	100.0%
Expense				
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 ²	533.32	30.56	105.7%
4080 · Liability Insurance	563.88	533.32	30.56	105.7%
4122 · Office Expense	480.00	1,966.64	(1,486.64)	24.4%
4315 · Professional Services	67,743.32	68,383.32	(640.00)	99.1%
4340 · Rent	1,400.00	1,400.00	0.00	100.0%
4360 · Telephone & Internet	97.99	200.00	(102.01)	49.0%
6240 · Miscellaneous	0.00	333.36	(333.36)	0.0%
Total Expense	70,630.19	72,816.64	(2,186.45)	97.0%
Net Ordinary Income	154,369.81	152,263.36	2,106.45	101.4%
Net Income	154,369.81	152,263.36	2,106.45	101.4%

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

1. All 2023 member pmts received as of 4/30/2023

2. Annual Housing CO dues

Regional Housing Alliance of La Plata County
Statement of Revenues & Expenditures

05/02/23

Accrual Basis

January through April 2023

	Jan 23	Feb 23	Mar 23	Apr 23	TOTAL
Ordinary Income/Expense					
Income					
3000 · Unrestricted Revenues					
3100 · IGA Member Contribution Revenue					
3101 · City of Durango	0.00	0.00	72,000.00	0.00	72,000.00
3102 · La Plata County	0.00	0.00	137,250.00	0.00	137,250.00
3103 · Town of Ignacio	0.00	0.00	4,500.00	0.00	4,500.00
3104 · Town of Bayfield	0.00	0.00	11,250.00	0.00	11,250.00
Total 3100 · IGA Member Contribution Revenue	0.00	0.00	225,000.00	0.00	225,000.00
Total 3000 · Unrestricted Revenues	0.00	0.00	225,000.00	0.00	225,000.00
Total Income	0.00	0.00	225,000.00	0.00	225,000.00
Expense					
4060 · Dues and Subscriptions	345.00	0.00	0.00	0.00	345.00
4080 · Liability Insurance	140.97	140.97	140.97	140.97	563.88
4122 · Office Expense	480.00	0.00	0.00	0.00	480.00
4315 · Professional Services					
4398 · Prof'l Services - Admin Fee	1,900.00	1,900.00	1,900.00	1,900.00	7,600.00
4322 · Prof'l Services- Legal Fees	684.00	90.00	0.00	36.00	810.00
4394 · Prof'l Services-Hsng Strategy	14,833.33	14,833.33	14,833.33	14,833.33	59,333.32
Total 4315 · Professional Services	17,417.33	16,823.33	16,733.33	16,769.33	67,743.32
4340 · Rent	350.00	350.00	350.00	350.00	1,400.00
4360 · Telephone & Internet	43.55	0.00	27.22	27.22	97.99
Total Expense	18,776.85	17,314.30	17,251.52	17,287.52	70,630.19
Net Ordinary Income	(18,776.85)	(17,314.30)	207,748.48	(17,287.52)	154,369.81
Net Income	(18,776.85)	(17,314.30)	207,748.48	(17,287.52)	154,369.81

Regional Housing Alliance of La Plata County Revenues & Expenditures Detail

05/02/23

Accrual Basis

January through April 2023

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
Ordinary Income/Expense											
Income											
3000 · Unrestricted Revenues											
3100 · IGA Member Contribution Revenue											
3101 · City of Durango											
Invoice	03/10/2023	125		City of Durango	Annual RHA Support - 2023 Con...	Unrestrict...		Accounts Rec...		72,000.00	72,000.00
Total 3101 · City of Durango									0.00	72,000.00	72,000.00
3102 · La Plata County											
Invoice	03/10/2023	124		La Plata County	Annual RHA Support - 2023 Con...	Unrestrict...		Accounts Rec...		137,250.00	137,250.00
Total 3102 · La Plata County									0.00	137,250.00	137,250.00
3103 · Town of Ignacio											
Invoice	03/10/2023	127		Town of Ignacio	Annual RHA Support - 2023 Con...	Unrestrict...		Accounts Rec...		4,500.00	4,500.00
Total 3103 · Town of Ignacio									0.00	4,500.00	4,500.00
3104 · Town of Bayfield											
Invoice	03/10/2023	126		Town of Bayfield	Annual RHA Support - 2023 Con...	Unrestrict...		Accounts Rec...		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
Expense											
4060 · Dues and Subscriptions											
Bill	01/01/2023	30000...		Housing Colorado	2023 dues	Unrestrict...		2000 · Accoun...	345.00		345.00
Total 4060 · Dues and Subscriptions									345.00	0.00	345.00
4080 · Liability Insurance											
General Journal	01/31/2023	23002			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		140.97
General Journal	02/28/2023	23003			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		281.94
General Journal	03/31/2023	23003			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		422.91
General Journal	04/30/2023	23004			monthly liab insurance expense	Unrestrict...		1400.1 · Prepa...	140.97		563.88
Total 4080 · Liability Insurance									563.88	0.00	563.88
4122 · Office Expense											
General Journal	01/01/2023	23001			expense new VOIP phone (paid b...	Unrestrict...		-SPLIT-	130.00		130.00
General Journal	01/01/2023	23001			expense January phone service s...	Unrestrict...		4122 · Office ...	350.00		480.00
Total 4122 · Office Expense									480.00	0.00	480.00
4315 · Professional Services											
4398 · Prof'l Services - Admin Fee											
Bill	01/01/2023			La Plata Economic ...	mo admin contract	Unrestrict...		2000 · Accoun...	1,900.00		1,900.00
Bill	02/01/2023			La Plata Economic ...	mo admin contract	Unrestrict...		2000 · Accoun...	1,900.00		3,800.00
Bill	03/01/2023			La Plata Economic ...	mo admin contract	Unrestrict...		2000 · Accoun...	1,900.00		5,700.00
Bill	04/01/2023			La Plata Economic ...	mo admin contract	Unrestrict...		2000 · Accoun...	1,900.00		7,600.00
Total 4398 · Prof'l Services - Admin Fee									7,600.00	0.00	7,600.00
4322 · Prof'l Services- Legal Fees											
Bill	01/31/2023	4224		Law Office of David ...	board packet review, IGA work	Unrestrict...		2000 · Accoun...	684.00		684.00

Regional Housing Alliance of La Plata County Revenues & Expenditures Detail

05/02/23

Accrual Basis

January through April 2023

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
Bill	02/28/2023	4236		Law Office of David ...	board packet, matrix review	Unrestrict...		2000 · Accoun...	90.00		774.00
Bill	04/01/2023	4244		Law Office of David ...	board packet review	Unrestrict...		2000 · Accoun...	36.00		810.00
Total 4322 · Prof'l Services- Legal Fees									810.00	0.00	810.00
4394 · Prof'l Services-Hsng Strategy											
Bill	01/01/2023			La Plata Economic ...	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		14,833.33
Bill	02/01/2023			La Plata Economic ...	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		29,666.66
Bill	03/01/2023			La Plata Economic ...	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		44,499.99
Bill	04/01/2023			La Plata Economic ...	mo contract for 2023	Unrestrict...		2000 · Accoun...	14,833.33		59,333.32
Total 4394 · Prof'l Services-Hsng Strategy									59,333.32	0.00	59,333.32
Total 4315 · Professional Services									67,743.32	0.00	67,743.32
4340 · Rent											
Bill	01/02/2023			Durango Chamber ...	Jan 2023	Unrestrict...		2000 · Accoun...	350.00		350.00
Bill	02/01/2023			Durango Chamber ...	Feb 2023	Unrestrict...		2000 · Accoun...	350.00		700.00
Bill	03/01/2023			Durango Chamber ...	mo rent	Unrestrict...		2000 · Accoun...	350.00		1,050.00
Check	04/01/2023	bp		Durango Chamber ...	mo rent	Unrestrict...		1000 · Operati...	350.00		1,400.00
Total 4340 · Rent									1,400.00	0.00	1,400.00
4360 · Telephone & Internet											
Bill	01/01/2023			Fasttrack Communi...	Jan 12 - Feb 28 service	Unrestrict...		2000 · Accoun...	43.55		43.55
Bill	03/01/2023			Fasttrack Communi...	mo service	Unrestrict...		2000 · Accoun...	27.22		70.77
Check	04/01/2023	bp		Fasttrack Communi...	mo service	Unrestrict...		1000 · Operati...	27.22		97.99
Total 4360 · Telephone & Internet									97.99	0.00	97.99
Total Expense									70,630.19	0.00	70,630.19
Net Ordinary Income									70,630.19	225,000.00	154,369.81
Net Income									70,630.19	225,000.00	154,369.81

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

	Jan - Dec 23
Ordinary Income/Expense	
Income	
3900 · Grant Revenue	500,000.00
3000 · Unrestricted Revenues	
3100 · IGA Member Contribution Revenue	
3101 · City of Durango	72,000.00
3102 · La Plata County	137,250.00
3103 · Town of Ignacio	4,500.00
3104 · Town of Bayfield	11,250.00
Total 3100 · IGA Member Contribution Revenue	225,000.00
3121 · Interest Income - Bank Accounts	250.00
Total 3000 · Unrestricted Revenues	225,250.00
Total Income	725,250.00
Expense	
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
Total 4315 · Professional Services	210,700.00
4340 · Rent	4,200.00
4360 · Telephone & Internet	600.00
6240 · Miscellaneous	1,000.00
Total Expense	824,000.00
Net Ordinary Income	(98,750.00)
Net Income	(98,750.00)

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>
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	316,683.84	6,301.15	310,382.69
Loan Fund-Previously Restricted	0.00	251,035.20	(251,035.20)
Total Checking/Savings	316,683.84	257,336.35	59,347.49
Accounts Receivable	76,500.00 ¹	0.00	76,500.00
Other Current Assets	1,268.66 ²	1,186.24	82.42
Total Current Assets	394,452.50	258,522.59	135,929.91
Other Assets			
1700 · Lease Deposit	350.00	0.00	350.00
Total Other Assets	350.00	0.00	350.00
TOTAL ASSETS	<u>394,802.50</u>	<u>258,522.59</u>	<u>136,279.91</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	90.00	0.00	90.00
Total Accounts Payable	90.00	0.00	90.00
Total Current Liabilities	90.00	0.00	90.00
Total Liabilities	90.00	0.00	90.00
Equity			
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
Total Equity	394,712.50	258,522.59	136,189.91
TOTAL LIABILITIES & EQUITY	<u>394,802.50</u>	<u>258,522.59</u>	<u>136,279.91</u>

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

04/03/23

Accrual Basis

As of March 31, 2023

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

2. Prepaid CIRSA insurance; expensed each month

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

	Jan - Mar 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
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%
Total Income	225,000.00	225,060.00	(60.00)	100.0%
Expense				
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%
4315 · Professional Services				
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%
Total 4315 · Professional Services	50,973.99	51,499.99	(526.00)	99.0%
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%
Total Expense	53,342.67	54,824.98	(1,482.31)	97.3%
Net Ordinary Income	171,657.33	170,235.02	1,422.31	100.8%
Net Income	171,657.33	170,235.02	1,422.31	100.8%

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

1. Annual Housing CO dues

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

	Jan 23	Feb 23	Mar 23	TOTAL
Ordinary Income/Expense				
Income				
3000 · Unrestricted Revenues				
3100 · IGA Member Contribution Revenue				
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
Total 3100 · IGA Member Contribution Revenue	0.00	0.00	225,000.00	225,000.00
Total 3000 · Unrestricted Revenues	0.00	0.00	225,000.00	225,000.00
Total Income	0.00	0.00	225,000.00	225,000.00
Expense				
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
4315 · Professional Services				
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
Total 4315 · Professional Services	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
Total Expense	18,776.85	17,314.30	17,251.52	53,342.67
Net Ordinary Income	(18,776.85)	(17,314.30)	207,748.48	171,657.33
Net Income	(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
Ordinary Income/Expense											
Income											
3000 · Unrestricted Revenues											
3100 · IGA Member Contribution Revenue											
3101 · City of Durango											
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
3102 · La Plata County											
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
3103 · Town of Ignacio											
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
3104 · Town of Bayfield											
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
Expense											
4080 · Liability Insurance											
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
4315 · Professional Services											
4398 · Prof'l Services - Admin Fee											
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
4322 · Prof'l Services- Legal Fees											
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
4394 · Prof'l Services-Hsng Strategy											
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
4340 · Rent											
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
4360 · Telephone & Internet											
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 this Fiscal Year
 January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
3900 · Grant Revenue	500,000.00
3000 · Unrestricted Revenues	
3100 · IGA Member Contribution Revenue	
3101 · City of Durango	72,000.00
3102 · La Plata County	137,250.00
3103 · Town of Ignacio	4,500.00
3104 · Town of Bayfield	11,250.00
Total 3100 · IGA Member Contribution Revenue	225,000.00
3121 · Interest Income - Bank Accounts	250.00
Total 3000 · Unrestricted Revenues	225,250.00
Total Income	725,250.00
Expense	
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
Total 4315 · Professional Services	210,700.00
4340 · Rent	4,200.00
4360 · Telephone & Internet	600.00
6240 · Miscellaneous	1,000.00
Total Expense	824,000.00
Net Ordinary Income	(98,750.00)
Net Income	(98,750.00)

REGIONAL HOUSING ALLIANCE OF
LA PLATA COUNTY
REQUEST FOR LETTER OF SUPPORT



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.

Date:

Name of project(s) seeking support:

Location of Project:

Organization(s) seeking support:

Mailing Address:

Primary Contact:

Name:

Title:

Email:

Phone :

Secondary Contact:

Name:

Title:

Email:

Phone :

Please provide a quick description of your intended development/project/entity:

Explain how this upholds or deviates from the RHA's mission statement (provided above):

Describe how the project benefits the community and addresses housing needs in La Plata County.

Target price points and proposed restrictions (if applicable).

Will this include or are you open to any of the following, if yes please explain:

- 60-120% of AMI
- Subsidies
- Workforce Housing
- Affordable Housing
- Deed Restrictions
- Rehabilitation

If yes to any of the above, please explain further:

What is your current standing with funders and the applicable local government(s).

Please give a realistic projected Entitlement/Development/Building Timeline

When would you need the letter of support:

The RHA Board strongly prefers to hear requests for letters at their meetings (second Thursday of each month from 2-4pm). Does your timeframe allow you to present at the next RHA board meeting?

- Yes
- No

To whom should the letter be addressed?

What specific language should be included in the letter?

Please provide any additional details that could be useful for the board in considering your request or writing your letter:

If you have any project supporting documents, please affix when submitting this form.

Once you have completed this form, you may deliver it to your RHA contact or email it to RHA.admin@yeslpc.com. If time allows, you will be asked to present your request at the next available meeting of the RHA Board of Directors where the board will make a decision. You should be contacted within two business days of submitting the request for further details.

However, if this is an urgent request that cannot wait until the next Board meeting then select the option below. Note that this will mean that you will have very little opportunity to advocate for your project.

Please Expedite This Request



RHA Meeting Minutes

Board of Directors

May 11th, 2023, 3:00–4:00 p.m.

Center for Innovation, Durango

A. RHA BOARD TO MEET AT GAUGE APARTMENTS TO REVIEW MODULAR DESIGN AND CONSTRUCTION FROM 1:00 - 2:30 P.M.

B. MEETING CALLED TO ORDER by Chairman Vaughn at 3:00 p.m. (00:00:14)

C. INTRODUCTIONS AND ROLL CALL (00:00:16)

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 type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
*Gilda Yazzie	City of Durango, Councilor	<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 checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Clark Craig	Town of Ignacio, Mayor	<input type="checkbox"/> Present	<input checked="" 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

*Gilda Yazzie serving as Proxy Director for City of Durango until a formal appointment is made

Others present:

- o Mike French, LPEDA
- o Sarah Tober, LPEDA
- o Nicol Killian, Town of Bayfield
- o Laurie Roberts, United Today, Stronger Tomorrow
- o Bryan Blanchard, realtor
- o Lisa Bloomquist, HomesFund
- o Weylin Ryan, Visit Durango
- o Elizabeth Salkind, Housing Solutions (online)

Directors Clark and Craig’s absences were excused.

No directors disclosed a conflict of interest.

Before public comment, Chair Vaughn acknowledged the Board’s recent tour of The Gauge, a modular apartment development, and requested that the RHA send a letter of thanks to Mike Foutz and FCI for hosting them.

D. PUBLIC COMMENT (00:01:56)

Laurie Roberts, a children’s mental health professional, noted the importance of children seeing adults coming together to solve problems and the role of the RHA Board in setting that example. Especially concerning the innovative creation of housing as advocated by Gov. Polis. She questioned the Board’s recent tour of The

Guage Apartments development and expressed an expectation that the RHA have information readily available on the number of units needed in the community and what kind of tenants would be in those units. She asked if units are being created for the dishwashers and garbage collectors who will serve the new residents of The Guage and stressed the need for units that teachers and firefighters can afford.

Bryan Blanchard, a Bayfield resident who works in commercial real estate in Durango, noted that there are currently only 11 shovel-ready properties in Durango with infrastructure in place. He would like to keep in contact with the RHA regarding property opportunities appropriate for affordable and workforce housing. Adding it would behoove the Board to have representation from the local realty industry.

Lisa Bloomquist Palmer, the Executive Director of HomesFund, spoke on Rachel Taylor-Saghie's (director of the local Habitat for Humanity affiliate) passing last month and the big hole left in the affordable housing community by her absence. Elizabeth Salkind added that the Habitat for Humanity board plans to have a service for her this summer.

E. APPROVAL OF AGENDA (00:10:44)

Brenna Morlan motioned, and Mark Garcia seconded to approve the agenda as presented. The motion passed unopposed by voice vote.

F. CONSENT AGENDA (00:11:06)

The consent agenda consisted of the April 2023 Board Meeting Minutes, March 2023 Financial Statements, and the April 2023 Financial Statements.

Marsh Porter-Norton motioned, and Eva Henson seconded to approve the consent agenda. The motion passed unopposed by voice vote.

G. ALLIANCE UPDATES

1. CATALYST FUND UPDATES -MIKE FRENCH & SARAH TOBER (00:11:58)

Mr. French informed the board that the Catalyst Fund had received five applications and outlined the Fund's two-committee process for going through these applications. The first is the Working Group, which drafts a memo with recommendations sent to the Catalyst Fund Committee, which makes a final decision. Award decisions should be announced at the end of May and are expected to be around \$200,000. This will leave room for a second round of funding in June or July, 2023. A Third Round may not be possible in 2023, but if the Fund receives a donation from a foundation it is courting, it will be funded through 2024. He added that the five applications represent, if built, over 500 cumulative workforce housing units.

The question was posed if the Catalyst Fund's purview includes creating *and* preserving workforce housing. Ms. Tober answered that preservation is not excluded as an option, but it is not their focus, and that decision would be up to the Catalyst Fund Committee.

It was also added that the LPEDA has been meeting with and gathering support for workforce housing initiatives from several other local organizations.

2. FINANCIALS – SARAH TOBER (00:20:01)

Ms. Tober gave a brief overview of the consent agenda’s financial statements, noting that all member government’s contributions had been received and the mislabeling issue had been resolved. It was suggested that approval of the financials be moved out of Consent Agenda.

3. TERM TRACKING UPDATES (00:22:02)

No significant updates, but several are in process. Next month’s meeting will include the tracker.

H. DECISION ITEMS

1. DESIGNATION OF PUBLIC POSTING SPACE (00:23:36)

Ms. Tober explained that the RHA is required to designate specific posting places for meeting notifications. Currently, LPEDA staff posts in the Durango Downtown Mall and online, and she brought up the possibility of posting online only.

The Board decided they should seek the advice of their attorney but, in the interim, will hold a policy of posting physically at the location for the meeting and online. It was also added that graphics which could be shared via social media were important.

2. LETTER OF SUPPORT FORM APPROVAL (00:26:29)

Ms. Tober explained why it might be necessary to have such a form and gave a brief overview of the draft included in the packet.

The proposed process would be for an entity seeking a letter of support to fill out the included form and present it to the RHA Board (if time allows). At that time, the Board would vote on providing a letter of support, and the LPEDA staff could use the information on the form to write the letter within a week. Additionally, during presentations to the RHA Board, elected officials from the relevant governmental entities would need to recuse themselves to avoid judgment before the matter is heard in their own bodies.

A question was raised regarding how conflicts of interest or a need for one of the governments to recuse from voting would be addressed. It was noted that if a project is to come before any of the governments, those representatives can recuse themselves and it was further noted that Letters of Support fall neatly into the RHA’s purview.

Brenna Morlan motioned, and Katie Sickles seconded to approve the Letter of Support Request Form with the addition of questions to ascertain information about applications submitted to local governments. The motion passed unopposed by voice vote.

3. SB 2023-213 | RHA OFFICIAL POSITION AND LETTER (00:37:09)

The bill in question failed to be voted on in the Senate at the 11th hour of the Legislature’s last day so it died rendering the decision item moot. However, the Board briefly discussed their perspectives on the bill and the issues it brought to light.

I. DISCUSSION/UPDATES

1. GRANT MATRIX - SARAH TOBER (00:42:49)

Updates to the Matrix included the City of Durango under HB 21-1271 for Best Western conversion creating 120 units and the RHA applying for two technical assistance grants for a housing forum and best practices training, respectively. Additionally, it was noted that the entry for Three Springs should be struck through.

2. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (00:49:54)

Director Henson stated her appreciation of the recent in-person visit from DOH/CHFA representatives, a letter of thanks be sent to Shak Powers of Region 9 EDD for hosting and organizing their visit. A significant takeaway from the visit was the importance of avoiding competing applications and the role the RHA could play in determining which applicants are best positioned to fill local needs. It was also brought up that Public Bonds are limited to LIHTC Rental projects only.

Additionally, **it was decided that the RHA will cancel its July Board meeting** to support a joint educational opportunity for municipalities and developers on Prop 123 hosted by CHFA/DOH. There was also discussion of how the Tribal and local governments might collaborate and if the Southern Ute Indian Tribe (SUIT) might opt-in.

3. MEMBER UMBRELLA POLICY UPDATES (01:02:42)

None to discuss.

4. 2023 GOALS TRACKING (01:03:02)

The RHA is next in line for website development from CIRSA. Ms. Tober had a productive meeting with the SUIT Growth Fund, who have already completed their housing needs assessment which will hopefully be made public. If it is, then this will be very helpful toward a countywide housing needs assessment.

Vice-Chair Porter-Norton departed early from the meeting due to a prior commitment.

J. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES

None scheduled or presented.

K. MEMBER UPDATES

1. CITY OF DURANGO (01:08:09)

Director Henson mentioned that the Gauge was her first project to oversee and is excited to see it coming online. She added that Animas City Overlook and Best Western projects are underway, and a community meeting around the RFP for Twin Buttes is on Monday. She will also discuss with the council a new fee offset policy for projects containing workforce and affordable housing.

2. TOWN OF IGNACIO (01:09:48)

Treasurer Garcia informed the Board that SUIT is working on a comprehensive broadband project throughout the reservation and hopefully into town, including running fiber optic cables. Additionally, SUIT has submitted a Congressionally Directed Spending Request for around \$3 million to build housing in the Rock Creek Development.

3. TOWN OF BAYFIELD (01:10:59)

The Town released a survey about updating the masterplan for one of its parks and received over 400 responses. It will also be updating its building codes, which must be done by July 1st to avoid default adoption of the 2021 energy code. Mustang Crossing groundbreaking is expected, 80 units SE side of town in the next month. Pine River Commons should also break ground in the fall and has made it through approval.

4. MEMBER AT LARGE (01:14:29)

Chair Vaughn updated the Board on the Quinchas Hills complex built by the Tribe 20 years ago. Preference is given to tribal members (but there are many non-tribal residents), and it has proven very effective for below market housing, so the Tribe is planning on building more units on vacant land within the site. He also mentioned that the Urban Land Institute: Colorado Community Development Council Economic Forecast predicts a light recession –depending on the health of regional banks– and interest rates are not anticipated to come down for the next two years.

5. LA PLATA COUNTY

Updates will be provided over email.

L. MEETING ADJOURNED by Chairman Vaughn at 4:18 pm (01:19:45)

Recording:

https://us06web.zoom.us/rec/share/lwH1tjiWyrQL6XRMBzjIXjH_xnllWqjGboQbDYuG7-dk5pHFdX5jZjjwbX0yCwzt.PdDE99WfLbfRbebL

Passcode:N^41BHqa