



## Agenda

RHA Board of Directors  
June 8<sup>th</sup> 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) May 2023 Minutes

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

1. LIHTC Primer - Jenn Lopez
2. Pine River Commons Report - Brad Blake

### G. Alliance Updates

1. Catalyst Fund Updates – Mike French & Sarah Tober
2. Cole Ranch Updates – Sarah Tober
3. Term Tracker Updates – J.J. Desrosiers
4. Technical Assistance Updates – Sarah Tober
  - a) Education Event in July
  - b) Tax Task Force
5. 2023 Goals Tracking – Sarah Tober & J.J. Desrosiers

### H. Decision Items

1. Resolution 2023-04: Public Posting Designation – J.J. Desrosiers
2. Letter of Support Approval: Tree Farm Village – J.J. Desrosiers
3. Rachel Taylor-Saghie Memorial Contribution – Eva Henson

### I. Discussion/Updates

1. Grant Matrix – Sarah Tober
2. Prop 123 Updates – Eva Henson & Sarah Tober
3. Member Umbrella Policy Updates

### J. Member Updates

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

### K. Adjournment



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5. La Plata County

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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:**

- Mike French, LPEDA
- Sarah Tober, LPEDA
- Nicol Killian, Town of Bayfield
- Laurie Roberts, United Today, Stronger Tomorrow
- Bryan Blanchard, realtor
- Lisa Bloomquist, HomesFund
- Weylin Ryan, Visit Durango
- 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 voiced concerns about The Gauge apartment project, asking if similar consideration has been given to housing for low-income and service workers.

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 11<sup>th</sup> 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-dk5pHFdX5jZjwbX0yCwzt.PdDE99WfLbfRbebl](https://us06web.zoom.us/rec/share/lwH1tjiWyrQL6XRMBzjIXjH_xnllWqjGboQbDYuG7-dk5pHFdX5jZjwbX0yCwzt.PdDE99WfLbfRbebl)

Passcode:N^41BHqa

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	
Term Start	Term Experation	Term Start	Term Experation
March-2023	interim	January-2021	January-2024

City of Durango 			
Staffer		Elected Official	
<i>Term Length: 1 year</i>		<i>Term Length: 1 year</i>	
<b>Eva Henson</b> Housing Innovation Manager		<b>Gilda Yazzie</b> City Councilor	
Term Start	Term Experation	Term Start	Term Experation
April-2022	April-2023	June-2023	???

Town of Bayfield 			
Staffer		Elected Official	
<i>Term Length: 1 year</i>		<i>Term Length: 2 years</i>	
<b>Katie Sickles</b> Town Manager		<b>Brenna Morlan</b> Mayor Pro Tem	
Term Start	Term Experation	Term Start	Term Experation
April-2021	April-2024	March-2023	March-2025

Town of Ignacio 			
Staffer		Elected Official	
<i>Term Length: ???</i>		<i>Term Length: 4 years</i>	
<b>Mark Garcia</b> Town Manager		<b>Clark Craig</b> Mayor	
Term Start	Term Experation	Term Start	Term Experation
???	???	April-2022	April-2026

Member at Large 	
<i>Term Length: 3 years</i>	
<b>Patrick Vaughn</b> Commercial Real Estate Consultant, Stultus LLC	
Term Start	Term Experation
May-2022	May-2025



REGIONAL  
HOUSING  
ALLIANCE

### RHA Board of Directors Log

UPDATED: 6/5/2023

Name	Title	Representative Type	Phone	Email	Term of Office Began	Term of Office End	Positions/Committees	Term Length	Notes
<b>La Plata County</b>									
<b>Marsh Porter-Norton</b>	<b>Commissioner</b>	<b>Elected</b>	<b>970-382-6215</b>	<b>Marsha.Porter-Norton@co.laplata.co.us</b>	<b>1/1/2021</b>	<b>1/1/2024</b>	<b>Vice-President</b>	<b>???</b>	
<b>Chuck Stevens</b>	<b>County Manager</b>	<b>Staff</b>		<b>chuck.stevens@co.laplata.co.us</b>	<b>3/1/2023</b>	<b>interim</b>		<b>???</b>	<b>interim</b>
Mike Segrest	Commisioner	Staff	970-382-6211	Mike.Segrest@co.laplata.co.us		1/10/2023			retired
<b>City of Durango</b>									
<b>Gilda Yazzie</b>	<b>City Councilor</b>	<b>Elected</b>			<b>6/5/2023</b>	<b>???</b>		<b>1 year</b>	
<b>Eva Henson</b>	<b>Housing Innovation Manager</b>	<b>Staff</b>	<b>970-375-4857</b>	<b>eva.henson@durangogov.org</b>	<b>4/30/2022</b>	<b>4/30/2023</b>		<b>1 year</b>	
Kim Baxter	City Counsilor	Elected	970-799-5799	kim.baxter@durangogov.org	4/30/2022	4/30/2023	President		
					4/30/2021	4/30/2022			
<b>Town of Bayfield</b>									
<b>Brenna Morlan</b>	<b>Mayor Pro Tem</b>	<b>Elected</b>		<a href="mailto:Bmorlan@bayfieldgov.org">Bmorlan@bayfieldgov.org</a>	<b>3/1/2023</b>	<b>3/1/2025</b>		<b>2 years</b>	
<b>Katie Sickles</b>	<b>Town Manager</b>	<b>Staff</b>		<a href="mailto:ksickles@bayfieldgov.org">ksickles@bayfieldgov.org</a>	<b>4/1/2021</b>	<b>4/1/2024</b>		<b>1 year</b>	<b>Appointed annally in April</b>
Nicol Killian	Town of Bayfield	Bayfield Primary	970-884-9544	nkillian@bayfieldgov.org					
Kristin Dallison	Trustee	Elected				4/1/2023			resigned
<b>Town of Ignacio</b>									
<b>Clark Craig</b>	<b>Mayor</b>	<b>Elected</b>		<a href="mailto:ccraig@townofignacio.com">ccraig@townofignacio.com</a>	<b>4/1/2022</b>	<b>4/30/2026</b>		<b>4 years</b>	
<b>Mark Garcia</b>	<b>Town Manager</b>	<b>Staff</b>	<b>970-563-9494</b>	<a href="mailto:mgarcia@townofignacio.com">mgarcia@townofignacio.com</a>	<b>???</b>	<b>???</b>	<b>Treasurer</b>	<b>???</b>	
<b>Member at Large</b>									
<b>Patrick Vaughn</b>	<b>Commercial Real Estate Consultant</b>	<b>Board Member at Large</b>		<a href="mailto:rzrbak82@outlook.com">rzrbak82@outlook.com</a>	<b>5/1/2022</b>	<b>5/1/2025</b>	<b>President, 2023</b>	<b>3 years</b>	
<b>Vendors</b>									
David Liberman			970-375-6265	dliberman@animas.net					
Laura Lewis Marchino	Region 9 Economic Dev District		970-247-9621	laura@region9edd.org					
Jessica Cowlishaw	CIRSA		800-228-7136	jessicac@cirsa.org					

\*bolded entries are current and will be automatically input into the roster



May 22, 2023

Sarah Tober  
Regional Housing Alliance of La Plata County  
124 E 9<sup>th</sup> St  
Durango, CO 80301

RE: Regional Housing Alliance of La Plata County's Technical Assistance Application

Dear Ms. Tober:

Congratulations! After thorough review, I am pleased to inform you that Regional Housing Alliance of La Plata County's application for technical assistance through the Division of Housing's Affordable Housing Toolkit for Local Officials has been approved.

This award is a part of an exciting new program through the Colorado Department of Local Affairs (DOLA), with funding from HB21-1271 that offers assistance to local governments to tackle issues that may stand in the way of the development of affordable housing. The Divisions of Local Government (DLG) and Housing (DOH) are partnering on this program to provide multi-disciplinary support to grantees.

DOLA is available at any point for assistance as needed with your project. We support your work and are excited to share your results with other local governments, the Governor's Office, and the legislature.

Please contact Housing Development Team Manager Andrew Atchley at [andrew.atchley@state.co.us](mailto:andrew.atchley@state.co.us) or 719-298-2903 for additional information on how to proceed. DOLA will be reaching out in the coming weeks to execute an MOU between your jurisdiction and DOH.

I wish you success with your project. Thank you for helping Colorado build more attainable and affordable housing across the state.

Sincerely,

Alison George  
Director  
Division of Housing

cc: Senator Cleave Simpson  
Representative Barbara McLachlan  
DLG Regional Manager Patrick Rondinelli  
DOH Development Specialist Shirley Diaz





# **COLORADO**

## **Division of Housing**

Affordable Housing Toolkit for Local Officials

### **MEMORANDUM OF UNDERSTANDING**

#### **Version 11/11/2022**

This document describes the agreed-upon responsibilities and expectations between the State of Colorado Department of Local Affairs (DOLA) and La Plata County Regional Housing Alliance (RHA) [Name of the lead jurisdiction] (henceforth, “COMMUNITY TEAM”) for the technical assistance services to be provided under the Affordable Housing Toolkit for Local Officials (henceforth, “PROJECT”).

Whereas DOLA has partnered with the nonprofit Enterprise Community Partners (henceforth, “TOOLKIT CONSULTANT”) in order to execute awarded funds from HB21-1271 to provide technical assistance to communities in Colorado to take steps towards addressing their affordable housing needs. Each technical assistance plan will be developed with the TOOLKIT CONSULTANT that is paired with the COMMUNITY TEAM to develop the plan at the start of the project.

#### **SCOPE OF WORK**

The COMMUNITY TEAM applied to the PROJECT by the deadline of **March 1, 2023**, and was selected to participate in the PROJECT. As a project participant, the COMMUNITY TEAM agrees to actively engage in the PROJECT, and participate through completion.

During this PROJECT, relevant COMMUNITY TEAM staff, local officials, and other key stakeholders will participate in the following major phases of the PROJECT:

1. Development of technical assistance plan specific to each COMMUNITY TEAM
2. Kickoff led by the TOOLKIT CONSULTANT
3. Technical assistance implementation and reporting

#### **DELIVERABLES**

Successful completion of the PROJECT will result in deliverables outlined in Attachment A, “Technical Assistance Plan.”

By undertaking this project, the COMMUNITY TEAM acknowledges that the project process, results, and any work product developed may be included on the Toolkit website to inform the work of other Colorado communities.

#### **DOLA ROLES AND RESPONSIBILITIES**

Under this agreement, DOLA serves as the Affordable Housing Toolkit project administrator and fiscal sponsor. DOLA is responsible for the following:

1. Work with TOOLKIT CONSULTANT and PROJECT to set the COMMUNITY TEAMS up for success.
2. Manage the payment of TOOLKIT CONSULTANT that will work with each COMMUNITY TEAM.
3. Provide materials and communications with and for the COMMUNITY TEAM as needed to support overall project implementation.
4. Clearly communicate the reporting needs and assist the COMMUNITY TEAM in timely reporting requirements.

### **COMMUNITY TEAM ROLES AND RESPONSIBILITIES**

Under this Agreement, the COMMUNITY TEAM LEAD is responsible for the following:

1. Serve as the primary point of contact for facilitating communication between the TOOLKIT CONSULTANT, partners, and the COMMUNITY TEAM.
2. Actively participate in all phases of the PROJECT, as well as required reporting, for the full time period as detailed in the “Time Period” section below.

To maintain the project budget and schedule, the Affordable Housing Toolkit Program Manager shall be included in all communication with the COMMUNITY TEAM. The COMMUNITY TEAM shall not direct the TOOLKIT CONSULTANT to carry out tasks or expend hours without the prior approval of the Affordable Housing Toolkit Program Manager.

### **FUNDING**

This PROJECT is funded by HB21-1271. Such funds have been allocated to this PROJECT to promote the development of innovative affordable housing strategies. The COMMUNITY TEAM is not required to provide any match funding to participate in this program.

DOLA manages the funds related to this project. All activities in the project shall be conducted in accordance with State of Colorado rules and regulations. No funds shall be paid to the COMMUNITY TEAM for participation in the PROJECT.

### **TIME PERIOD**

This Agreement shall remain in effect from the date of signature by all parties through completion of the PROJECT, unless modified in writing before that date.

### **COMPLIANCE WITH LAW**

In connection with the activities rendered under this Agreement, DOLA and the COMMUNITY TEAM agree to abide by all federal, state and local laws, ordinances, and regulations.



## **CONFLICT RESOLUTION**

If DOLA and the COMMUNITY TEAM cannot reach agreement under any dispute, they agree to use senior management from both parties to settle the dispute and to make final decisions.

## **TERMINATION**

By signing this Agreement, the COMMUNITY TEAM commits to participating, in good faith, in the entirety of this PROJECT. Completion of the PROJECT is defined as approving, adopting, or operationalizing the strategies developed as part of the PROJECT.

Termination of participation in this project can be initiated by the COMMUNITY TEAM or by DOLA if the other party has breached their responsibilities under this Agreement (see Roles and Responsibilities sections above). Termination must be made in writing to or by the DOLA Affordable Housing Toolkit Program Manager or the COMMUNITY TEAM LEAD and must specify the breach in responsibilities made by the other party.

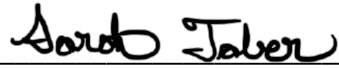
## **GOVERNING LAW**

This Agreement will be construed in accordance with, and all actions arising hereunder will be governed by the laws of the State of Colorado.

SIGNATURES

[COMMUNITY TEAM LEAD JURISDICTION]

RHA



[Full name, Title]

Sarah Tober, Housing Strategy Manager

June 2, 2023

Date

STATE OF COLORADO DEPARTMENT OF LOCAL AFFAIRS

[Andrew Atchley, Affordable Housing  
Toolkit Program Manager]

Date



## 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)
- Study and support a county or municipal tax or fee 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~~

ACTION	STATUS	Dec	Jan	Feb	Mar	Apr	May	June	July	August	September	October	November	December	NOTES
<b>#1 Centralize area housing information and resources</b>	In progress														
subtask #1 Build a hub	In progress														
subtask #2 Fact Sheet/Presentation	Complete														Completed in March 2023
subtask #3 Website	In progress														
subtask #4 Public Outreach/Support	In progress														
<b>#2 Fund workforce housing</b>	In progress														
subtask #1 Catalyst Fund	Ongoing														
subtask #2 Startup Fund	Complete														Completed in February 2023
subtask #3 Develop Process	Complete														Completed in March 2023
subtask #4 Hire Coordinator	Complete														Completed in December 2022
subtask #5 Inventory Projects	In progress														
subtask #6 Define Joint Outcomes	In progress														
subtask #7 Catalyst fundraising	Ongoing														
subtask #8 Apply for Prop 123	In progress														
subtask #9 County or municipal tax for workforce housing	In progress														
subtask #9 Catalyst Fund Grant Writing	In progress														
subtask #9 Tracking Opportunities	Ongoing														
subtask #10 Grant Writing in collab with public partners	Ongoing														
subtask #9 Grant Writing	In progress														
subtask #10 Apply for 3 grants	Yet to begin														
subtask #11 Manage all awarded projects	Yet to begin														
<b>#3 Support area housing efforts</b>	In progress														
subtask #1 Write letters of support	Ongoing														
subtask #2 Public meeting support	Yet to begin														
subtask #3 Educational forums/webinars	In progress														
<b>#4 Rental assistance</b>	In progress														
subtask #1 Employer focus group series	Yet to begin														
subtask #2 Create program pilot	In progress														
subtask #3 Work with employers to create rental assistance	In progress														
<b>#5 Unite regional approach</b>	In progress														
subtask #1 Facilitate multi jurisdiction meetings	Ongoing														
subtask #2 Deed Restriction	Yet to begin														
subtask #3 Joint efforts on Prop 123	In progress														
subtask #4 Public Partner Resources	In progress														
subtask #5 Public partner housing barriers	In progress														
subtask #6 Contractor barriers	In progress														
subtask #7 Land use dept stakeholder barriers	In progress														
subtask #8 Determine best path forward	Yet to begin														
subtask #9 County or municipal tax for workforce housing	In progress														
subtask #10 Outline key measures for criteria	In progress														
subtask #11 Document expedition criteria	In progress														
subtask #12 Compile best practices	In progress														
subtask #13 Land use code	In progress														
subtask #14 Professional service startup	Complete														Completed in Dec 2022
	Complete														
	Ongoing														
	Project Timeline														



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## Land Use Best Practices

### Overview

The Strong Communities Grant Program is intended to incentivize the adoption of transformational practices, programs, and policies that support sustainable growth and development patterns and affordable housing into the future. This program will help communities align policies and regulations to focus on locating all types of housing in infill locations near jobs, transit, and everyday services; ensuring new neighborhoods have housing of all shapes, sizes, and price points and are connected by multimodal transportation options to the rest of the community.

The following list is designated as best practices in land use policy and is intended as a guide as every community has different needs.

### Suggested Best Practices

#### Compact Development

- 1. Higher density mixed use development in core areas**  
Establish higher minimum density mixed use development (by-right) in downtown areas, workforce centers, and around multimodal transportation nodes (or other walkable areas).
- 2. Density bonus program**  
Establish a density bonus program to increase construction of units that meet affordable housing needs within the local community.
- 3. Minimum lot size requirements**  
Reduce or eliminate minimum lot size requirements and permit development of small residential unit sizes (e.g., 500-1000 square feet of living space) to increase options for affordable housing development.
- 4. Rural Adaptation—Higher density near service areas**  
Establish higher densities in areas close to jobs and services that are served by public water and sewer. In areas served by well and/or septic systems, reduce allowed densities.
- 5. Rural Adaptation—Minimum lot size**  
Increase minimum lot size to avoid and mitigate impacts from development in prime agricultural lands, critical habitat corridors or spaces, and hazard areas in counties (e.g. 70 or 120 acres).



## Affordable Housing

**6. Use by right affordable housing**

Classify affordable housing developments as a use by right in all residential zones.

**7. Inclusionary Zoning Ordinance (IZ)**

IZ programs vary in structure; they can be mandatory or voluntary and have different set-aside requirements, affordability levels, and control periods. Most offer developers incentives such as density bonuses, expedited approval, and fee waivers to offset some of the costs with providing the affordable units. Many programs also include developer opt-outs or alternatives, such as allowing developers to pay fees or donate land in lieu of building affordable units. (C.R.S. 29-20-104(1))

**8. Land donation, acquisition, banking program, or land trust program**

Create a land donation, land acquisition, land banking or land trust program for developing affordable housing or create incentives (e.g., reduced property tax) to support such programs.

**9. Rural Adaptation—Affordable housing subsidies and/or incentives**

Create subsidy and/or incentive tools to support affordable housing development (served by public water and sewer) near jobs and services (e.g., fee waivers or reductions, funding source to buy down costs, use of vacant publicly owned land, reduced parking, etc.).

**10. Reduced affordable housing development fees**

Codify development policies to reduce or remove local development fee/deposit schedules, including but not limited to, building permit fees, planning fees, and water/sewer tap fees for affordable housing developments.

## Housing Diversity

**11. Multi-family housing options**

Permit duplexes, triplexes, or other appropriate multi-family housing options as a use by right in single-family residential zoning districts.

**12. Accessory Dwelling Units (ADUs)**

Permit ADUs as a use by right in all residential zoning districts.

**13. Alternative building options**

Remove barriers and/or update zoning to permit alternative housing options, including but not limited to, modular, manufactured, and prefabricated homes.



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## **Growth Management**

### **14. Annexation policies**

Update annexation policies to require or incentivize mixed use development that includes affordable housing and ensures connectivity with roads, transit, trails, parks and schools.

### **15. Urban Growth Areas & Boundaries**

Establish Urban Growth area/boundary agreements between neighboring municipalities and/or counties to coordinate future development by directing development toward existing communities. Jurisdictions determine together where it is cost effective to grow, guiding growth where most needed (e.g., infill areas) and away from areas where it can create problems (e.g., high hazard areas, wildlife habitat, prime agricultural land).

### **16. Rural Adaptation—Intergovernmental Agreements (IGAs)**

Use IGAs with municipalities that designate tiers/growth areas where urban and suburban-level growth will be built only if annexed by the municipality and low level density will occur only in the unincorporated county. These IGAs may require development in areas of municipal interest (i.e., likely to be annexed in the future) to develop to the municipality's infrastructure standards in order to reduce future costs.

### **17. Rural Adaptation—Transfer of Development Rights (TDRs) and Purchase of Development Rights (PDRs)**

Use TDRs and PDRs to incentivize housing development in municipalities while allowing some cost recapture/return on investment for agricultural or other large lot land owners.

## **Districts & Subdivisions**

### **18. Infill incentive districts**

Designate an infill incentive district or districts that allow a mix of uses and prioritize inclusion of affordable housing units in infill locations, including the possible use of property tax abatement, development fee reductions, or other incentives.

### **19. Planned Unit Developments (PUDs)**

Require PUDs to include and/or increase the percentage of integrated affordable housing units.

### **20. Rural Adaptation—Mixed-use zoning districts**

Establish flexible, by-right, mixed-use zone districts adjacent to towns and in town influence/growth areas to accommodate large developments that are in accord with town and/or county comprehensive plans.

### **21. Rural Adaptation—Cluster & Conservation subdivisions**

Require cluster subdivisions at a community's edge to transition to rural areas. Require conservation subdivisions in rural areas (residential subdivision that devotes at least half of its potentially buildable land area to undivided, permanently protected open space).





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## **Mobility**

### **22. Minimum Parking Standards**

Reduce minimum parking requirements and/or create parking maximums, principally focused near active transportation nodes and areas in, or adjacent to, job centers and services.

### **23. Multi-modal road standards**

Adopt pedestrian and multi-modal road standards that allow for minimum width roads/streets to reduce construction and maintenance costs, increasing connectivity, multi-modality and walkability (e.g., complete streets, ADA access, bike lanes, sidewalks, etc.).

## **Resource Conservation**

### **24. Water conservation**

Adopt water conservation standards, such as permitting recycled water irrigation systems or providing stormwater management credits to protect agricultural land and greenspaces.

### **25. Water rate structure reduction**

Codify water rate structures with cost percentage reductions for affordable and denser housing.

### **26. Energy efficiency codes**

Adopt energy efficient building codes and design standards that substantially exceed the standards required by HB 22-1362 to ensure lower household utility costs long term.

### **27. High risk and environmentally sensitive areas**

Restrict development in high risk, hazard, and environmentally sensitive areas (e.g., floodplains, wildfire, protected wildlife habitat areas, etc.), using overlays and other tools that require mitigation measures.

**From:** [David Liberman](#)  
**To:** [J.J. Desrosiers](#)  
**Subject:** RE: Open Meeting Posting Requirements  
**Date:** Wednesday, May 31, 2023 4:39:24 PM  
**Attachments:** [image002.png](#)  
[Resolution 2023-04 ~ Public Notice Designation.docx](#)  
[C.R.S. 24-6-402.ZIP](#)

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Hi J.J.,

Please see attached resolution in redline for board to consider. Also, the relevant statute is attached.

This e-mail can serve as a quick memo to the Board answering your below questions.

Yes, the RHA can post meeting notices on its official website only, but need to send information re same to DOLA, and it must designate a physical place to post it within jurisdictional boundaries in case website is down, or internet is down, or public can't otherwise access the website..

The relevant part of the attached statute is below, and the critical part is highlighted in yellow :

(c)

(I) Any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation, or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to the holding of the meeting. The public place or places for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The posting shall include specific agenda information where possible.

(II) The general assembly hereby finds and declares that:

(A) It is the intent of the general assembly that local governments transition from posting physical notices of public meetings in physical locations to posting notices on a website, social media account, or other official online presence of the local government to the greatest extent practicable;

(B) It is the intent of the general assembly to relieve a local government of the requirement to physically post meeting notices, with certain exceptions, if the local government complies with the requirements of online posted notices of meetings;

(C) A number of factors may affect the ability of some local governments to easily establish a website, post meeting notices online, and otherwise benefit from having an online presence, including the availability of broadband or reliable broadband, the lack of cellular telephone and data services, and fiscal or staffing constraints of the local government;

(D) Local governments are encouraged to avail themselves of existing free resources for creating a website and receiving content management assistance from the Colorado statewide internet portal authority and statewide associations representing local governmental entities; and

(E) It is the intent of the general assembly to closely monitor the transition to providing notices of

public meetings online over the next two years and, if significant progress is not made, to bring legislation mandating in statute that all notices be posted online except in very narrow circumstances that are beyond the control of a local government.

(III) On and after July 1, 2019, a local public body shall be deemed to have given full and timely notice of a public meeting if the local public body posts the notice, with specific agenda information if available, no less than twenty-four hours prior to the holding of the meeting on a public website of the local public body. The notice must be accessible at no charge to the public. The local public body shall, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by the local public body and shall consider linking the notices to any appropriate social media accounts of the local public body. A local public body that provides notice on a website pursuant to this subsection (2)(c)(III) shall provide the address of the website to the department of local affairs for inclusion in the inventory maintained pursuant to section 24-32-116. A local public body that posts a notice of a public meeting on a public website pursuant to this subsection (2)(c)(III) may in its discretion also post a notice by any other means including in a designated public place pursuant to subsection (2)(c)(I) of this section; except that nothing in this section shall be construed to require such other posting. A local public body that posts notices of public meetings on a public website pursuant to this subsection (2)(c)(III) shall designate a public place within the boundaries of the local public body at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

(IV) For purposes of this section, "local public body" includes municipalities, counties, school districts, and special districts.

Please let me know if any questions or concerns.

Thank you, David Liberman

David Liberman  
Law Office of David Liberman L.L.C.  
1099 Main, Suite 312  
Durango, CO 81301  
Phone -- 970-375-6265  
Fax -- 970-375-2350  
Licensed in Colorado

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**From:** J.J. Desrosiers <jj@yeslpc.com>

**Sent:** Tuesday, May 30, 2023 4:17 PM  
**To:** dliberman@animas.net  
**Subject:** Open Meeting Posting Requirements

Hello Mr. Liberman,

The RHA Board is reviewing its public notice posting requirements. To our knowledge, they currently have no resolution designating a place as their official posting site. Before deciding, they wanted to ensure they met all requirements. They also wanted to know if online-only posting was sufficient. Can you draft a quick memo to the Board answering these questions and outlining the basic legal requirements of public posting?

Also, I have attached a draft of the resolution designating the public posting location. Could you please take a look and let me know if I have missed anything important?

**J.J. Desrosiers**  
Program Manager



(208) 971-8250 cell | (970) 259-1700 office  
[jj@yeslpc.com](mailto:jj@yeslpc.com) | [www.yeslpc.com](http://www.yeslpc.com)  
Mailing: P.O. Box 2587  
Office: 2301 Main Ave  
Durango, CO 81301



REGIONAL  
HOUSING  
ALLIANCE

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**RESOLUTION NO. 2023-04**

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

**A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY TO DESIGNATE CERTAIN PUBLIC PLACE(S) FOR THE POSTING OF ALL MEETING NOTICES PURSUANT TO THE OPEN MEETINGS LAW, C.R.S. 24-6-402**

**WHEREAS**, State law requires that local public bodies annually designate a public place(s) within their jurisdictional boundaries for the posting of meeting notices at the local public body's first regular meeting of each calendar year and that any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation or formal action occurs or at which a majority or quorum of the body is in attendance or is expected to be in attendance, shall be held only after full and timely notice to the public; and,

**WHEREAS**, No such designation has yet been established for this year; and,

**WHEREAS**, The Board of Directors of the Regional Housing Alliance of La Plata County holds transparency and public engagement with the utmost regard.

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

SECTION 1. All meeting notices for the year 2023 shall be digitally posted on the official public website of the Regional Housing Alliance of La Plata County. The notice shall be accessible at no charge to the public. The Regional Housing Alliance of La Plata County shall, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by it, and shall consider linking the notices to any appropriate social media accounts of it.

SECTION 2: The Regional Housing Alliance of La Plata County shall provide the address of the website to the Department of Local Affairs for inclusion in the inventory maintained pursuant to section 24-32-116.

SECTION 3: The Regional Housing Alliance of La Plata County may, at its discretion, also post a notice by any other means, including in a designated public place pursuant to subsection (2)(c)(I) of the Open Meetings Law; which shall not be construed to require such other posting.

SECTION 4: The Regional Housing Alliance of La Plata County designates a public place within the boundaries of it, which is at the address of 2301 Main Ave Durango, at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

SECTION 5. All meeting notices shall be posted at least 24 hours prior to said meeting. The posting shall include specific agenda information where possible;

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 8<sup>th</sup> day of June 2023.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X

X

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

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

**CURRENT GRANTS**

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	\$ 2,000,000	6.13.23	DOH is supporting our grant request, but reducing it to \$2 Million. It will go before the State Housing Board on June 13, 2023.		
<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			Durango has received the fully executed IHOI grant agreement for Residences at Durango (Best Western conversion) and is \$1 million for the award	\$ 1,000,000	5.23.23
	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. Durango did receive our Notice of Award and are working with DOLA on our grant contract.		
	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 Fund	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			The RHA received the award letter for the Affordable Housing Toolkit for Local Officials. We are completing the Scope of Work to include: help with best practices in our fund balance, grant writing, how to facilitate a potential tax for workforce housing, other Housing Authorities best practices and case studies, and to provide a facilitated strategic development session this fall for the RHA Board	\$ 85,000	5.25.23
	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			Have secured July 26-27 as our dates for educational series. Now creating agenda with Community Builders a housing consultant for DOH	\$ 20,000	5.25.23
<b>Total Funds Requested</b>			<b>\$ 19,085,158</b>		<b>\$ 2,000,000</b>			<b>\$ 7,025,000</b>	

Indicates Change/update from last report



FUNDING OPPORTUNITIES

Grant Name	Project/Summary	Amount	Deadline	Notes
National Association of Realtors Housing Opportunity Grants	<p><a href="https://realtor.org/community-outreach/housing-opportunity">https://realtor.org/community-outreach/housing-opportunity</a></p> <p>The Strong Communities Grant Program supports Colorado municipalities and counties in planning for sustainable growth and development patterns and developing affordable housing. Planning grants will help communities align policies and regulations to locate affordable housing in infill locations near jobs, transit, and everyday services. Infrastructure grants will provide funding to local governments for infrastructure associated with the development of community benefit-driven infill affordable housing that meets critical housing needs as identified by the local government.</p>	\$	5,000.00	<p><a href="https://realtor.org/community-outreach/housing-opportunity">https://realtor.org/community-outreach/housing-opportunity</a></p>
Strong Communities	<p>Proposition 123 Implementation</p> <p>Share on Facebook Share on Twitter Share on LinkedIn Email this link</p> <p>Several hundred million dollars for affordable housing will become available in the second half of 2023 due to the enactment of Proposition 123 (External link) by Colorado's voters in 2022. This funding will be overseen by the Department of Local Affairs (External link) and the Governor's Office of Economic Development and International Trade (External link), and may be granted or loaned to the following types of organizations:</p> <p>Non-profits Community land trusts Private entities Local governments</p> <p>Organizations are only eligible for this funding if their project or program take place in cities or counties that have committed to increasing their affordable housing stock above a baseline amount. Stakeholders should regularly visit this site to find explanatory articles and resources, and to offer feedback that shapes future materials, policies, and procedures relating to affordable housing commitments, and funding programs overseen by the Department of Local Affairs.</p>			<p><a href="https://dte.colorado.gov/strong-communities">https://dte.colorado.gov/strong-communities</a></p>
Prop 123	<p>Energy/Mineral Impact Assistance Fund Grant (EIAF)</p> <p>The program assists political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels.</p>	up to \$2M		<p><a href="https://www.accessgov.com/06b/Forma/Default.aspx?Page=17&amp;Page=173">https://www.accessgov.com/06b/Forma/Default.aspx?Page=17&amp;Page=173</a></p> <p><a href="https://dte.colorado.gov/strong-communities">https://dte.colorado.gov/strong-communities</a></p>
Energy/Impact Fund	<p>DOLA State Project-based funding. The aim of this Transformational Homelessness Response Grant Program NOFA is to create a future where homelessness is rare and brief when it occurs, and no one gets left behind. The NOFA achieves this aim by advancing and implementing proven solutions and program models that reduce homelessness in a holistic and sustainable way by targeting many of the key underlying factors necessary for people to thrive. Deadline Letters of Intent due May 15, September 15, January 15, 2024. Deadline Application June 15, October 15, February 15, 2024.</p>			<p><a href="https://dte.colorado.gov/energy-mineral-impact-assistance">https://dte.colorado.gov/energy-mineral-impact-assistance</a></p>
Transformational Homelessness Response Grant Program.	<p>OEEDIT State Project-based funding. The grant is designed to help support the expansion of affordable housing with funding for manufacturers and housing factories. They also have a loan program specifically for factories.</p>			<p><a href="https://cedit.colorado.gov/oeedite/housing-incentive-program">https://cedit.colorado.gov/oeedite/housing-incentive-program</a></p>
Innovative Housing Incentive Program	<p>HUD Invites Local Governments to Request Thriving Communities Technical Assistance to Align Housing and Infrastructure Investments. HUD, Federal, HUD opened the portal for local governments to request technical assistance for its Thriving Communities technical assistance program. This funding will help local governments ensure housing needs are considered as part of their larger infrastructure investment plans, with a focus on disadvantaged communities.</p>			<p><a href="https://www.transformation.gov/federal-interagency-partnership-communities-network">https://www.transformation.gov/federal-interagency-partnership-communities-network</a></p>
Thriving Communities	<p>HUD &amp; USDA, A Technical Assistance Guide. Providing supportive housing in rural areas presents a significant challenge – one that is being exacerbated by economic distress caused by the COVID-19 pandemic. Rural communities struggle to find adequate, affordable rental units as well as access to the services their most vulnerable tenants need. Both U.S. Department of Agriculture (USDA) and U.S. Department of Housing and Urban Development (HUD) offer programs that can address the challenge.</p>			<p><a href="https://www.hudexchange.info/files/ncp/0741/addressing-homelessness-in-rural-communities-a-technical-assistance-guide?utm_source=HUD&amp;utm_campaign=getMailings11&amp;utm_medium=email&amp;utm_term=.000055a01e61&amp;mc_cid=18862321">https://www.hudexchange.info/files/ncp/0741/addressing-homelessness-in-rural-communities-a-technical-assistance-guide?utm_source=HUD&amp;utm_campaign=getMailings11&amp;utm_medium=email&amp;utm_term=.000055a01e61&amp;mc_cid=18862321</a></p>
Addressing Homelessness in Rural Communities	<p>One of the programs I mentioned, Housing Preservation Grants, seemed to have garnered some interest amongst the group. The application window for Housing Preservation grants is now open. The deadline is June 5th, 2023. Would you be able to share this message and link with the CMHC conference attendees? Or, is there an email distribution list that can use. Thank you for any help you can provide.</p> <p>Also, you're welcome to share this information with anyone in your networks.</p> <p>Please have interested persons contact me or Debby Rehn for more information. Here is Debby's information:</p> <p>Debby Rehn Loan Specialist   Colorado State Office USDA Rural Development Phone: (720) 544-2918 Email: debby.rehn@usda.gov</p>			<p><a href="https://www.rur.usda.gov/programs-services/single-family-housing-program/housing-preservation-grants">https://www.rur.usda.gov/programs-services/single-family-housing-program/housing-preservation-grants</a></p>
USDA - Housing Preservation Grants	<p>Colorado Housing and Finance Authority. State Project-based funding. CHFA's Direct Effect Awards recognize Colorado nonprofit organizations whose missions align with CHFA's work to strengthen Colorado by investing in affordable housing and community development. Deadline Round 1 Opens May 1 Closes May 31. Round 2 Opens September 1 and Closes September 29.</p>	\$	30,000	5.31.23
Direct Effect Awards				





# 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:** May 31,2023

**Name of project seeking support:** TREE FARM VILLAGE

**Location of Project:** Approximately one mile east of Three Springs

**Organization Seeking Support:** Tree Farm Village MHC, LP

**Mailing Address:** 361 South Camino Del Rio #191 Durango CO 81303

**Contacts:**

Brendan Sindell (310) 924-9634 [bsindell@wilshireranch.com](mailto:bsindell@wilshireranch.com)  
Mark Coleman (604) 561-5658 [mark@harmonycommunities.com](mailto:mark@harmonycommunities.com)  
Glenn Mosell (208) 850-8700 [mosell@icloud.com](mailto:mosell@icloud.com)

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

Tree Farm Village is a proposed five-star manufactured housing community placed on over 80 acres of beautiful rolling hills in Durango, CO. With extraordinary views, Tree Farm Village will be an all-ages community equipped with a clubhouse, pool, basketball and tennis courts, sports fields, 1.7 miles of walking trails, a park, fire pits, picnic pavilions and its own pond. In its dedication to making home ownership affordable, the majority of homes in Tree Farm Village will be available for purchase for under \$275,000, and the space rent growth is capped year over year. Thus, making Tree Farm Village the only manufactured housing community in the State of Colorado with self- imposed rent control. Whether a first-time buyer, a young family or a retiree,

residents of Tree Farm Village will enjoy professional on-site management, a full range of recreational amenities, all while benefitting from exceptional housing value in a relaxing and friendly environment all of which creates an authentic community.

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

Tree Farm Village will provide a much needed supply of affordable/attainable work force housing for Durango and La Plata County.

**Describe how the project benefits the community and addresses housing needs in La Plata County:** See attached presentation.

**Target price points and proposed restrictions:**

Homes from \$100K to \$275K. Lot rent at \$700 per month with annual increase restrictions

**What is your current status with applicable local government(s) or funder(s)? Please include details about application status, relevant jurisdictions, entities involved, etc:**

Currently seeking area Comp Plan amendment. See attached county submittal

**Please give a realistic projected Entitlement/Development/Building Timeline:**

Entitlements Q4 2023 / Development Commencement Q2 2024 / Phasing TBD

**When do you need the letter of support:**

Earliest possible (Mid June 2023)

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

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

See attached presentation, comp plan amendment application and sample letters of support.

Once you have completed this form, you may deliver it to your RHA contact or email it to [RHA.admin@yeslpc.com](mailto: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 2-3 business days of submitting for further details.

March 28, 2023

Durango City Council  
949 E. 2nd Avenue  
Durango, CO 81301

and

La Plata County Commission  
1101 E. 2<sup>nd</sup> Ave.  
Durango, CO 81301

Dear City Councilors and County Commissioners,

Mercy Hospital supports the efforts of the proposed Tree Farm Village development. We support the future development of the property into a well-planned project addressing the need of quality affordable housing for hospital staff.

We are respectfully requesting the City of Durango and La Plata County to approve the proposed plan of Tree Farm Village based on the contribution it will make to the community.

Sincerely,



Brandon Mencini  
CEO

May 1, 2023

Durango City Hall  
Attention: Planning Department  
949 E 2nd Avenue  
Durango, CO 81301

**Re: Tree Farm Village**

Dear Planning Commission and City Council:

The Region 9 Economic Development District of Southwest Colorado (Region 9) would like to express support of Harmony Communities' proposal to build manufactured homes in Durango. This project helps to address La Plata and the City of Durango's shortage of housing units that will accommodate families, an economic development priority. The Regional Housing Needs Assessment written by Root Policy for the SWCCOG states that over 570 units need to be developed between 2022-2027. Tree Farm Village would be a step towards meeting this goal.

With the median home price in Durango reaching \$730,000, family housing options are becoming increasingly scarce. Tree Farm Village would offer an alternative to traditional site-built homes, with the median sales price of a manufactured home being only 1.4x the median household income compared to 4x for a traditional site-built family home. Additionally, modern manufactured homes appreciate at a similar rate.

We appreciate that Tree Farm Village will be a manufactured home community with self-imposed rent control, which may help to mitigate some of the concerns about the cost of lot rent. We also recognize the importance of the strict rules and regulations that will be put in place to ensure that the community remains a desirable and well-maintained place to live.

Living in Tree Farm Village appears to be an attractive option for those who are working towards homeownership. At a monthly cost of @\$2,088, an individual earning the median income of \$75,089 per year would pay significantly lower than the 50%+ of income that over 20% of renters in La Plata currently pay for housing. Furthermore, residents of Tree Farm Village would benefit from building equity in their home.

Finally, we believe 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. Please give this project your strong consideration as a valuable addition to the housing options available in La Plata County.

Sincerely,



Shak Powers  
Regional Projects Manager

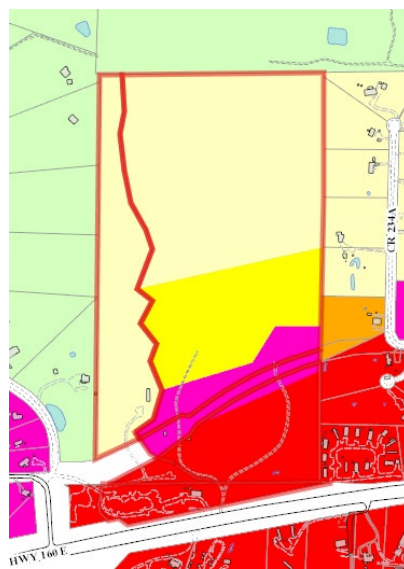
**Tree Farm Village**  
**Proposed Comprehensive Plan Amendment/Joint Planning Area Expansion**  
**11/7/2022**

**Background/Proposal**

The applicants are proposing to redesignate La Plata County parcel numbers 566901400055, 566901400056 and 566901400053, from a mix of Commercial General, Mixed Use, Residential Low Density and Residential Large Lot to Residential Low Density for the entire property. The applicants are also requesting that the properties be included in the Joint Planning Area Map (JPAM) to allow for the property to be served by City of Durango water.

The three parcels total 81.11 acres and are split by undeveloped County Road ROW for a planned extension of CR 233.

Parcel Number	Ownership	Acreage	Plan Designation (approximate acres in designation)
566901400055	Tatras Investments	53.9	Residential Large Lot (34.2) Residential Low Density (15.2) Mixed Use (4.5)
566901400056	Tatras Investments	10.3	Commercial General (10.3)
566901400053	Miller and Tatras Investments	15.583	Residential large lot (15.583)



*Existing Comprehensive Plan Designation*

The requested amendment is to allow the development of a new manufactured housing community of 310 units on a total of 81+ acres.

Tree Farm Village is a proposed five-star manufactured housing community placed on over 80 acres of beautiful rolling hills in Durango, CO. With extraordinary views, Tree Farm Village will be an all-ages community equipped with a clubhouse, pool, basketball and tennis courts, sports fields, 1.7 miles of walking trails, a park, fire pits, picnic pavilions and its own pond. In a quest for sustainability, Tree Farm Village also boasts its own solar panel field, providing clean electricity for all its residents.

In its dedication to making home ownership affordable, the majority of homes in Tree Farm Village will be available for purchase for under \$275,000, and the space rent growth is capped year over year. Thus, making Tree Farm Village the only manufactured housing community in the State of Colorado with self-imposed rent control. Whether a first-time buyer, a young family or a retiree, residents of Tree Farm Village will enjoy professional on-site management, a full range of recreational amenities, all while benefitting from exceptional housing value in a relaxing and friendly environment all of which creates an authentic community.

### **Criteria for approval**

The Land Use Code, Sec. 6-3-12-5, establishes the following criteria for amendments to the Future Land Plan Map:

Sufficient evidence has been provided that the Future Land Use Map amendment meets the following criteria:

1. The proposed map amendment is compatible with existing or planned land uses on adjacent properties;
2. Adequate public utilities, facilities, and/or services are available or may be extended in a cost-effective and efficient manner to serve the development for the type and scope suggested by the proposed amendment;
3. The proposed map amendment is warranted by changing conditions in the area, or it corrects an error in fact concerning the property's future land use classification at the time of the original plan adoption;
4. The map amendment meets a currently unaddressed need; and
5. If the map amendment is approved, there will be an adequate supply of land permitted in the category being changed.

### **Discussion**

#### **Existing or Planned Land Uses**

The proposed revision to the Future Land Use Map and the Joint Planning Area Map is proposed to allow for a proposed land use that is compatible with the mix of existing and planned land uses in the Grandview area. The area has long been planned for urban or suburban style development, although urban infrastructure has been lacking. Surrounding land uses include single family homes/lots to the east and west, a mobile home park and commercial uses to the east, a mix of commercial and residential uses to the west, an abandoned mobile home park to the south and mostly commercial uses across the highway to the south.

### **Adequate Public Utilities**

The proposed map amendment will facilitate the applicant extending City of Durango water to the property. This extension has long been considered by various property owners. The area was intentionally left out of the service area for the La Plata Archuleta Water District because it was proposed to be serviced by the City of Durango. This extension will also facilitate additional growth and development along CR 233 and perhaps beyond.

The property is capable of being served by South Durango Sewer District and it is also within 400' of Loma Linda Sewer District. The existing topography makes it more reasonable to connect to South Durango who have indicated that they have capacity to serve the property.

Both the County and CDOT have long planned to extend CR 233 through this property, with the County purchasing right-of-way and designing the extension, although plans are now out of date. Should this amendment be approved and subsequent development occur, a portion of the planned extension will be constructed.

### **Changing Conditions**

The Grandview area has been the most rapidly changing and developing portion of the County over the last 20 years. The construction of the new intersection of Highways 160E and 550 South is well underway, Three Springs Phase 1 is significantly built out and additional projects have been constructed in the area. The pre-existing pattern of mostly small lots has contributed to the inability of major infrastructure improvements such as extension of water and sewer lines. Perhaps more importantly, recent changes in the housing market have resulted in a serious lack of affordable housing options in the community. Revising the land uses to allow for low density residential development will result in additional housing choices in a very challenging market.

### **Unaddressed Need**

The Durango Housing Plan (2018) specifically mentions the need to review the LUDC to ensure that "a new park could be successfully built." The plan then states that "The City views manufactured home parks as an important potential source of housing for the City's workforce." Although this project will likely be developed in the Joint Review Area due to lack of contiguity, the plan also supports identifying areas where large scale project can provide housing. The Housing Plan also states that there are three existing manufactured housing parks in the City that provide affordable housing to more than five hundred people. If the revision is approved and the proposed project is constructed, 310 more, high quality affordable housing units will be provided close to major employers. The homes will have access to a clubhouse with amenities, parks, and trails.

### **Adequate Supply of Commercial/Mixed Use and Residential Large Lot Land**

The proposal will convert large lot residential, commercial and mixed use land to Residential Low Density (<4.99 units/acre). The Grandview area has significant land area devoted to commercial and mixed-use land use. Residential Large Lot land is in generous supply in nearby County properties. The proposed land use will allow for a higher density single family type affordable development.





**LEGEND:**

- OPEN SPACE
- 40x100 LOTS
- 50x90 LOTS
- SOLAR FARMS/CLUB HOUSE/COMMUNITY BLDG
- GAS WELL
- COUNTY ROAD R.O.W.
- 8 FT CRUSHER TRAIL

RELOCATED IRRIGATION DITCH  
EXISTING IRRIGATION DITCH

EXISTING BARN / PROPOSED COMMUNITY MAINTENANCE BLDG

**LAND USE TABLE**

Tract: A Section:1	(SF)	2,381,662
Township: 34 Range: 9 TR IN SE 1/4	(AC)	53.93
Tract: B Quarter: SE Section:1	(SF)	643,141
Township: 34 Range: 9 CAT 1	(AC)	15.58
Tract: B Section:1	(SF)	506,763
Township: 34 Range: 9 TR IN SE 1/4	(AC)	10.33
Tract: B Quarter: SE Section:1	(SF)	55,393
Township: 34 Range: 9 CAT 1	(AC)	1.27
<b>TOTAL ACREAGE</b>	<b>(AC)</b>	<b>81.11</b>
LOT (40 FT x 100 FT) NORTH SECTION	(#)	193
	(AC)	18.59
LOTS (50 FT X 90 FT) NORTH SECTION	(#)	86
	(AC)	9.36
LOT (40 FT x 100 FT) SOUTH SECTION	(#)	12
	(AC)	1.2
LOTS (50 FT X 90 FT) SOUTH SECTION	(#)	19
	(AC)	2.09
R.O.W. AREA	(AC)	16.01
CLUBHOUSE / PARK AREA	(AC)	4.85
OPEN SPACE NORTH SECTION	(AC)	21.87
OPEN SPACE SOUTH SECTION	(AC)	5.06
SOLAR FARM	(AC)	1.28
EXISTING BARN / PROPOSED COMMUNITY MAINTENANCE BLDG	(AC)	0.3
EXISTING GAS WELL	(AC)	0.7
<b>TOTAL ACREAGE</b>	<b>(AC)</b>	<b>81.11</b>
*PARKING - 2 SPACES PER UNIT		

8 FT CRUSHER TRAIL (TYP.)

EXISTING GAS WELL  
CR 233 EXTENSION CONSTRUCTED TO 234A

UTILITY ACCESS CONNECT ON CR 233 EXT

SPORTS FIELDS  
FIRE PIT  
CLUBHOUSE PARK/POOL AREA

SOLAR PANEL FARM

MARIPOSA DR.  
CR 233 R.O.W.  
50' SETBACK

CR 233 EXTENSION CONSTRUCTED TO ACCESS POINT

50' SETBACK

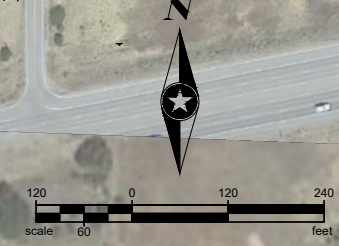
50' SETBACK

HWY 160

50' SETBACK

APPROX. WETLAND LIMITS

50' SETBACK



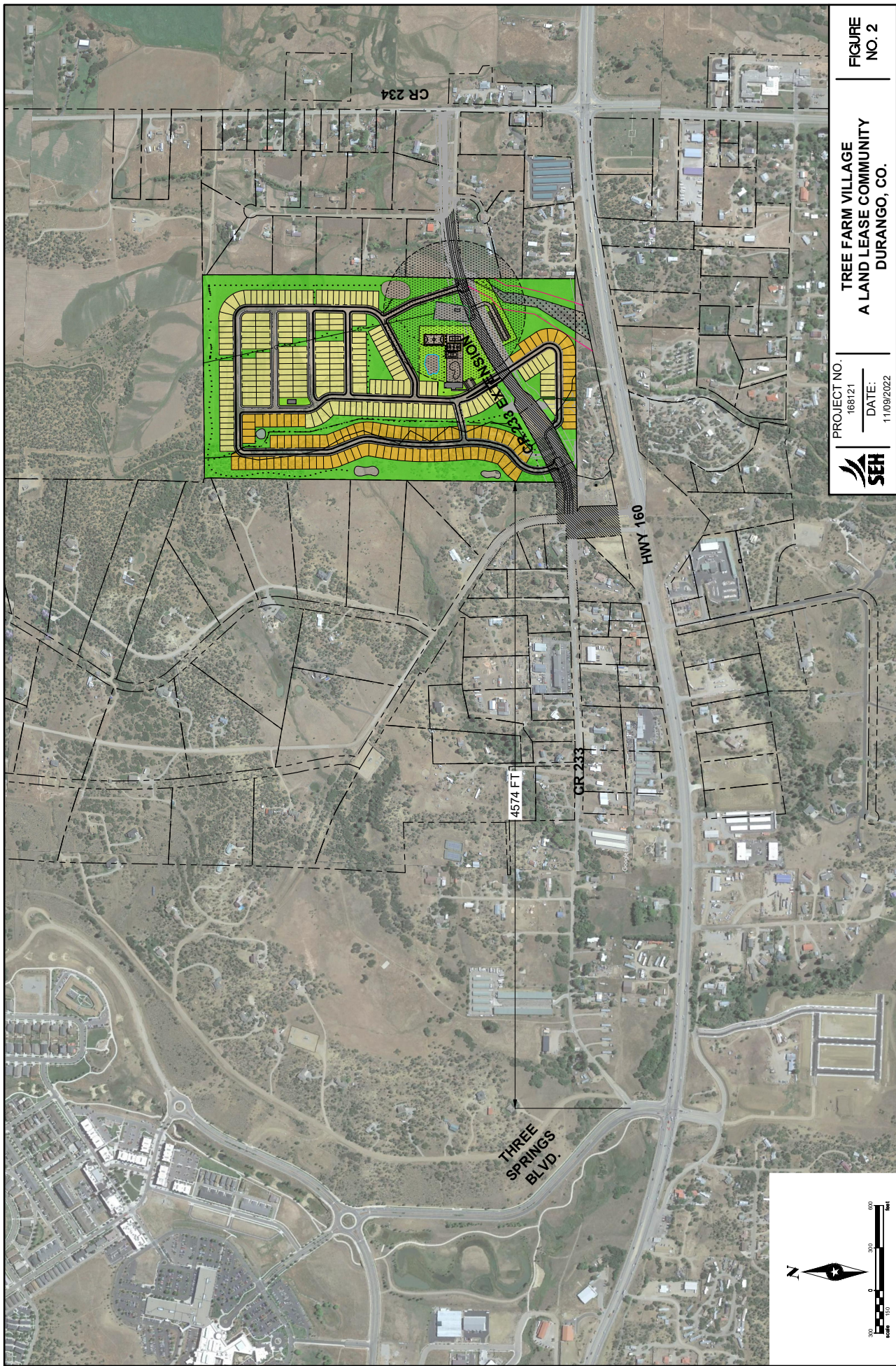
PROJECT NO. 168121  
DATE: 11/09/2022

**TREE FARM VILLAGE - PHASE 1**  
**A LAND LEASE COMMUNITY**  
**DURANGO, CO.**

FIGURE NO. 1

June Packet Page 36 of 37





PROJECT NO.  
168121  
DATE:  
11/09/2022

**TREE FARM VILLAGE  
A LAND LEASE COMMUNITY  
DURANGO, CO.**

**FIGURE  
NO. 2**





RHA Meeting Minutes

Board of Directors

June 8th, 2023, 2:00–4:00 pm

Center for Innovation, Durango

**A. MEETING CALLED TO ORDER** by Chairman Vaughn at 2:07 pm (00:00:00)

**B. INTRODUCTIONS AND ROLL CALL** (00:00:17)

NAME	AFFILIATION	ATTENDANCE
Marsha Porter-Norton	La Plata County, Commissioner	<input checked="" type="checkbox"/> Present <input type="checkbox"/> Absent <input type="checkbox"/> Online
Kevin Hall	La Plata County, Deputy Manager	<input type="checkbox"/> Present <input type="checkbox"/> Absent <input checked="" type="checkbox"/> Online
Gilda Yazzie	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 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)
- Laurie Roberts, United Today, Stronger Tomorrow
- Deven Meininger, Durango Area Association of Realtors (DAAR)
- Weylin Ryan, Visit Durango (online)
- Charles Albert, (online)
- Jenn Lopez, Project Moxie
- Brad Blake, Pine River Commons

**Vice-Chair Porter-Norton and Director Craig had previously disclosed a conflict of interest regarding Agenda Item H2.**

Director Yazzie’s absence was excused.

**C. PUBLIC COMMENT** (00:01:14)

Laurie Roberts expressed happiness seeing Jenn Lopez at this meeting and hopes the Board will gain more subject area expertise, especially Low-Income Housing Tax Credits (LIHTC). She stated that she had been an advocate for pursuing the public housing developer model rather than a public/private model bringing up the length of time the Best Western Project is taking to complete as an example of its deficiencies along with the

lack of accountability over the private sector. She encouraged the board to explore more in-house options for attaining expertise.

**D. APPROVAL OF AGENDA** (00:04:39)

Director Henson proposed amendments to the agenda as she would have to leave the meeting early.

**Eva Henson motioned, and Katie Sickles seconded to approve the agenda with amendments moving Items J4 and H3 to precede Item G. The motion passed unopposed by voice vote.**

**E. CONSENT AGENDA** (00:06:18)

The consent agenda consisted of the May 2023 Board Meeting Minutes.

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

**F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES** (00:07:04)

1. LIHTC PRIMER - JENN LOPEZ (00:07:10)

Ms. Lopez relayed that Low-Income Housing Tax Credits are very complex and yet are a powerful tool, but also a completely imperfect one. As a regional entity, the RHA can play a powerful role in coordinating tax credit applications.

*Secretary's Note: an error in the recording prevented slides from displaying accurately.*

2. PINE RIVER COMMONS REPORT - BRAD BLAKE (00:28:19)

Brad Blake and Charlie Albert updated the board on the Pine River Commons project for which the Board had previously written a letter of support. The project has since been annexed by Bayfield, awarded funding by the Catalyst Fund, is seeking additional grants, and is progressing well despite the difficulty of developing infrastructure for this sort of project.

H3 RACHEL TAYLOR-SAGHIE MEMORIAL CONTRIBUTION – EVA HENSON (00:39:07)

Director Henson raised the possibility of contributing to the memorial fund of Rachel Taylor-Saghie, the late Executive Director of La Plata Habitat for Humanity of 11 years and longtime housing advocate. Between choice of donating to Habitat for Humanity and Ms. Taylor-Saghie's church, it was determined that Habitat was most

in line with the RHA’s mission and, thus, the best organization to donate to. *Secretary’s Note: This event began at 2:46 pm*

**Patrick Vaughn motioned, and Brenna Morlan seconded to approve a \$1,000 memorial gift from the RHA to Habitat for Humanity in honor of Rachel Taylor-Saghie, subject to confirmation of budget availability. The motion by unopposed by voice vote.**

D4 CITY OF DURANGO UPDATES (00:43:22)

Director Henson informed the Board that the City is extending its Fair Share AMI Table amounts for another year until better formulas can be developed than those used in the current AMI tables. They hope to coordinate that process through the RHA and avoid unintended consequences to existing deed-restricted units. The City has also implemented a new affordable housing offset fee which will go live after June 20<sup>th</sup>. Animas City Park Overlook townhomes are underway, with ten deed restricted and six workforce units. Building permits for Best Western are anticipated in July. City Council also approved a 50 single-family home development near the Maverick gas station. The City received an award from DOLA in partnership with HomesFund for \$1.8 million. *Secretary Note this event began at 2:50*

**G. ALLIANCE UPDATES** (00:48:28)

1. CATALYST FUND UPDATES – SARAH TOBER (00:49:07)

The Catalyst Fund is through its first round of funds; four (4) out of five (5) applicants were awarded a combined \$181,000. Mr. Tober noted that the recipients represented a good diversity of projects across the county and municipalities, and may --if they all go through and are built-- result in over 200 workforce units. Additionally, recipients are provided 36 hours each of technical assistance to pursue other grant funding. The Catalyst Fund is looking forward to its second round of funding.

When asked how much money is available to the Catalyst Fund, Mr. French explained that – contingent on DOLA – there will be \$670,000; otherwise, it will be \$610,000.

2. COLE RANCH UPDATES – SARAH TOBER (00:51:44)

Ms. Tober and Vice-Chair Porter-Norton gave updates regarding the 70-acre Cole Ranch property on HWY 160 owned by the U.S. Forest Service. They had recently met with the Columbine USFS District Ranger Nick Glidden, John Whitney from Sen. Bennet’s office, Julie Constan from CDOT, and David Neely, who is the San Juan National Forest, Forest Supervisor. The purpose was to look at the site for a potential workforce housing development on the south side of US Highway 160, past Elmore’s Corner.

Cole Ranch is a heritage farm site, and the Forest Service would like to restore the farm to become a new headquarters and add onsite housing for their own workforce and potentially for the community-at-large. Ms. Tober is working on a feasibility study to explore sanitation and other infrastructure details with them. Vice-

Chair Porter-Norton has spoken with La Plata/Archuleta Water District, who is interested in continuing conversations. However, expanding water from their system to the west would require collaboration with the City of Durango and the County. Additionally, a bill pending in Congress for reauthorization called the Flexible Partnership Act allows USFS units to do long-term leases of properties they own if there is a public benefit. In Colorado, the Act has been used to work on a housing project in Summit County, the USFS unit is the White River.

However, Director Henson mentioned that the Summit County project had been ongoing for 11 years without much progress and urged evaluating other communities that are pursuing, such as the Town of Dillon, to learn best practices. Ms. Tober responded that either way, the first step would be to conduct a feasibility study. The most prominent issue would be infrastructure, but the involvement of the Federal Government and Senators may bode well for this becoming a project in the future. Another opportunity is that CDOT is already pursuing a RISE Grant from the Federal Government to improve that section of HWY 160 which could include turn-in/out lane installation and would be perfect if the timing could be aligned. Ms. Tober said a presentation is forthcoming.

### 3. TERM TRACKER UPDATES (00:58:21)

Mr. Desrosiers shared the new term tracking document and highlighted the need for a central database of all the directors and their terms. Some member governments have not established terms for their RHA representatives; if they have, the original documentation has been lost. He asked each entity to let him know their members' terms.

### 4. TECHNICAL ASSISTANCE UPDATES (01:03:06)

The RHA has received its award letter from the Division of Housing (DOH) for the Technical Assistance grant. Although this grant does not entail a cash payout, the *services* awards equal roughly \$75,000-\$85,000.

#### a) Education Event in July (01:04:28)

Draft agendas for the joint City of Durango/RHA Division of Housing Training were handed out, and the Board provided input on them to Ms. Tober. *No formal decisions were made.*

#### b) Tax Task Force (01:19:49)

Ms. Tober shared how this has been discussed for some time, and these technical assistance resources can and should go towards researching it. The LPEDA has been engaging stakeholders on this matter, and the feedback

has determined that the City of Durango would be the most likely place to levy a tax, and there is already some City polling that could be utilized. However, Director Sickles recommended broader polling in the unincorporated county, Ignacio and Bayfield.

Vice-Chair Porter-Norton also mentioned that counties could reallocate up to 10 percent of lodgers tax to mitigate the “effects of tourism” (i.e., workforce housing, transit, childcare, etc.). She added that La Plata County is potentially considering pursuing a ballot initiative in 2024 for reallocation. She also noted that the Library may be on the same ballot (i.e., a question as to whether a new library district for Durango’s Library should be formed using property tax).

5. 2023 GOALS TRACKING (01:25:28)

Goal #1 website development is underway, and LPEDA staff have also begun work on procuring an email. These resources will continue to be available to the RHA for years to come.

As already discussed, Technical Assistance and Tax Task Force efforts are all being pursued.

Land use best practices are included in the packet as a resource for the directors and relates to LPEDA staff's conversations with Region 9 EDD to craft an internship to support the RHA (using the LPEDA’s Talent Development Program). This intern position could work on the goal of uniting the regional approach to workforce housing policy and supporting project expedition. The intern could potentially engage developers and the member governments to generate high-level next steps. The deliverable would be a report that helps all involved know how to proceed best.

## H. DECISION ITEMS

1. RESOLUTION 2023-04: PUBLIC POSTING DESIGNATION (01:30:48)

Mr. Desrosiers explained the resolution and why it was needed to maintain compliance with State law. He added that the RHA’s Lawyer had thoroughly reviewed it.

**Clark Craig motioned, and Katie Sickles seconded to adopt Resolution 2023-04. The motion passed unopposed by voice vote.**

2. LETTER OF SUPPORT APPROVAL: TREE FARM VILLAGE (01:32:57)

Vice-Chair Porter-Norton and Director Craig left the room due to a potential conflict of interest as they may both be future decision-makers on the project. However, their departure and the early departure of Director Henson and Director Hall resulted in a lack of quorum for this decision item. Therefore, the remaining directors

instructed LPEDA staff to utilize the online approval option pursuant to the policies established by the Board on March 9<sup>th</sup> and May 11<sup>th</sup>, 2023, but to exclude any recused board members from the process.

3. RACHEL TAYLOR-SAGHIE MEMORIAL CONTRIBUTION – EVA HENSON

*Secretary's Note: this agenda Item was moved.*

## I. DISCUSSION/UPDATES

1. GRANT TRACKER – SARAH TOBER (01:36:16)

As discussed in item J4, Durango has received a grant from DOLA

The Colorado Division of Housing is supporting \$2 million for Bayfield's Cinnamon Heights development, and the Town will be meeting with the State Housing Board soon.

As discussed in item G4, the RHA is receiving technical assistance.

The Strong Communities Grant is a possible source of funding for infrastructure. A project in Bayfield is a strong candidate, perhaps of interest for a match from the County.

2. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (01:40:58)

Shak Powers of Region 9 EDD has sent an email on the baseline and how to best navigate that with MLS data for each member government. A Prop 123 workshop is coming up on July 13th with CHFA and will replace the usual RHA Board meeting.

3. MEMBER UMBRELLA POLICY UPDATES (01:43:00)

Non-discussed

## J. MEMBER UPDATES

1. TOWN OF IGNACIO (01:43:19)

CDOT is working on Hwy 172 in downtown Ignacio and installing ADA-compliant sidewalks and a new blacktop on HWY 172. Also, the Town has partnered with local residents to tie sewer systems into Goddard Ave. (part of Hwy 172). Finally, Mark Garcia has been promoted from Interim Town Manager to Town Manager.



2. MEMBER AT LARGE (01:44:24)

CDOT has an open house from 5-6 tonight on property located at Three Springs Blvd and Hwy 160 near utilities that could easily be annexed. It is a good property that could be useful for workforce housing.

3. TOWN OF BAYFIELD (0101:45:23)

Phase 1 of Mustang Crossing has been approved to start. They are seeking congressional funding with support from Representative Boebert and Senator Hickenlooper (Senator Bennet's position is unknown) for the traffic signal on the east side of town where Bayfield Parkway intersects Hwy 160. As discussed in F2, Brad Blakes's Project on the south side of Hwy 160 at the same intersection is progressing nicely.

4. CITY OF DURANGO

*Secretary's Note: this agenda item was moved.*

5. LA PLATA COUNTY (01:46:28)

The County potentially has a new planning director. They are well aware of the need for staffing and culture change, and it is a high priority. Five new staff are coming on board, and they will review their code soon for alignment with affordable/workforce housing goals.

**K. MEETING ADJOURNED** by Chairman Vaughn at 5:56 pm (01:49:14)

**Recording:**

[https://us06web.zoom.us/rec/share/Wc\\_dnlpYIZgTzHTIVpXITBjsv8HutBjtKRu0il60MbNln\\_XG8abURagx64KUxAK6.tnzza9fS65MjhbOA](https://us06web.zoom.us/rec/share/Wc_dnlpYIZgTzHTIVpXITBjsv8HutBjtKRu0il60MbNln_XG8abURagx64KUxAK6.tnzza9fS65MjhbOA)

Passcode: Myp41&E+