

## **Minutes of a Meeting of the Board of Directors of La Plata County Regional Housing Alliance.**

### **1. Call to Order**

A meeting of the Board of Directors (the “**Board**”) of La Plata County Regional Housing Alliance [RHA], was held on Thursday, November 14th, 2024, commencing at approximately 2:00 pm at the Durango Chamber of Commerce conference room located at 2301 Main Avenue, Durango, Colorado 81301.

### **2. Introductions and Roll Call**

The following directors, constituting a quorum, were present in person or by Zoom. Patrick Vaughn presided as Chairman of the meeting; A quorum of the Board being present and called the meeting to order at 2:00 pm.

Attendees:

- Chair Patrick Vaughn, Member at Large
- Vice-Chair, Marsha Porter-Norton, La Plata County Commissioner
- Secretary, Mark Garcia, Town of Ignacio Manager
- Clark Craig, Town of Ignacio Mayor
- Mike French, City of Durango Prosperity Officer

- Kevin Hall, La Plata County Deputy Manager (online)
- Brenna Morlan, Town of Bayfield Trustee
- Kathleen Sickles, Town of Bayfield Manager
- Gilda Yazzie, City of Durango Councilor (online)

Others present:

- Sarah Tober, EDA
- Jessie Christiansen, EDA
- Eva Henson, EDA Contractor
- Pam Moore, HomesFund
- Shirley Diaz, DOLA
- Andrew Atchley, DOLA (online)
- Liza Tregillus, public

**Conflicts of Interest** - no conflicts of interest were disclosed.

**3. Public Comment** - none at this time.

#### **4. Approval of Agenda**

- Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously **RESOLVED**, that the agenda for the meeting of the Board held on November 14, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

## **5. Approval of Consent Agenda**

### **a. September 2024 Minutes Approval**

- Upon motion duly made by Director Garcia and seconded by Director Craig, it was unanimously **RESOLVED**, that the minutes of the meeting of the Board held on September 12, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

### **b. September & October 2024 Financial Statements Approval**

- Upon motion duly made by Director Garcia and seconded by Director Craig, it was unanimously **RESOLVED**, that the September and October 2024 Financial Statements, in the form provided to the Directors in advance of this meeting, are hereby approved.

## **6. Public Presentations & Engagement with Non-RHA Entities**

### **a. Update from Project Moxie/Jenn Lopez**

- Director Garcia noted that the Rock Creek project evaluated the Land Trust model as well as deed restrictions and expressed a desire for the RHA to continue to explore the Land Trust concept in the future.
- Vice-Chair Porter-Norton commented that the RHA isn't ready for land trust/land banking yet due to capacity, funding, sources, staffing, and focus on the DOLA Capacity Grant deliverables/activities as a priority. Director Garcia and Director Clark agreed. She also suggested Emily Lashbrooke, Pagosa Springs Community Development Corporation, provide an update to the board at the upcoming December meeting regarding Proposition 123 and challenges

with Area Median Income limits associated with rental vs. ownership developments.

- Director French also commented that development pipelines need to have a spectrum of Area Median Incomes and price points as there isn't any for-sale entry-level product on the market and earners are finding themselves renting and not being able to purchase in Durango.
- Jenn Lopez, with Project Moxie, provided an update on their DOLA Capacity Grant deliverables/activities and specifically focused on deed restrictions, in conjunction with HomesFund, to develop resale controls that work with new state guidelines, identify costs associated with administering the program including legal review, and education for local governments. She suggested a work session with the board in January and to help prepare will send out questions in advance. Engagement with the community in the coming months will also occur.

#### **b. Update from Andrew Atchley, DOLA on Land Banking and Community Land Trusts**

- Andrew Atchley, housing development manager with Division Housing and Founder of the Rio Grande Community Trust, shared the following updates:
  - The Rio Grande Community Trust (land trust) was incorporated in 2022, received 501c3 status to fill a need for an agency focused on affordable home ownership.
  - Community Land Trusts are strong vehicles to ensure long term affordability. They typically retain ownership of the land while Home Buyers purchase home improvements and enter ground leases with monthly payments. However, Home Buyers have all the rights of homeownership.

- In his opinion, the RHA needs to have a full-time paid employee to pursue building a community land trust.
- Vice Chair Porter-Norton commented that we're not ready for this. The RHA doesn't have a sustainable funding source. We are not developers; we are “catalyzers.” The RHA needs to walk before it can run, and it begs the question—should the RHA pursue private funding to chase grants?

## 7. Alliance Updates

Ms. Sarah Tober provided a brief verbal update on the Alliance, including two new board members and one additional seat will be filled soon. The Alliance Summit will be on 9/11/25 with a "Rooted" theme.

## 8. RHA Updates

Ms. Sarah Tober provided a brief verbal update on the following:

- **a. Housing Colorado Conference** - created inspiration and desire to continue representing La Plata County at future conferences.
- **b. Catalyst Revolving Loan Fund** - one distribution to Pine River Commons complete and still working with Ignacio Housing Authority before funding can be made. Meeting with Region 9 next week to keep things progressing.
- **c. Catalyst Fund Round 4** - was extended through November 21st. One application has been received and seeking more.
- **d. Housing Needs Assessment** - Root Policy needs help with responses, an email from Ms. Tober was sent to RHA board members previously to spread the word. Root Policy will present results in December.

- **e. DOLA Capacity Grant** - this is coming along, it's complex in the reporting and compliance standards.
- **f. RHA Director Role** - job description updates including the Alliance, posted on the website and applicants would be presented to the board. Eva Henson is the only applicant so far. Director Garcia suggested keeping closure date through November 25th so board can make a decision in December.

## 9. Decision Items

### a. 2025 SOW/Contracts/IGA Escalator (Amendment)

- Chair Vaughn initiated a discussion regarding The Alliance Professional Services Agreement Exhibit Scope of Work in the board packet and noted changes from last year. The updated Scope of Work accounts for DOLA required grant match for the Director role. Each jurisdiction has approved the IGA Escalator Amendment and therefor, may execute with signatures.
- Upon motion duly made by Chair Vaughn and seconded by Director Morlan, it was unanimously **RESOLVED**, the Board of Directors approved all three items (2025 SOW/Contracts/IGA Escalator Amendment).

### b. 2025 Budget

- Vice Chair Porter-Norton requested clarification on Catalyst Revolving Loan Fund missing expenses. Carolyn Moller (RHA Accountant) responded that we are not expected to have any expenses this year. The asset is a balance sheet item, not on budget. **A public hearing will occur in December to discuss the 2025 budget and the RHA Board will vote in the December meeting.**

### c. 2025 Housing Summit Date

- Ms. Sarah Tober initiated a discussion regarding approval of a date for the 2025 Housing Summit.
- Upon motion duly made by Director Craig and seconded by Director Garcia, it was unanimously **RESOLVED**, that the Board of Directors approved the 2025 Housing Summit to be on Tuesday, April 29, 2025.

## 10. Member Updates

Member Updates were presented. No formal action was taken or required.

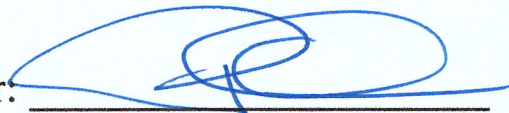
- a. Member at Large RHA - Pat Vaughn (no update)
- b. Town of Ignacio - Mark Garcia
- c. Town of Bayfield - Katie Sickles
- d. City of Durango - Mike French
- e. La Plata County - Kevin Hall

Public comment: Liza Tregillus - the HomeShare program has launched and is working with Region 9. Distributed business cards to the board to share in community.

## Adjournment

There being no further business, the meeting was adjourned at approximately 3:41 pm by Chair Vaughn.

Signed: Patrick Vaughn, RHA Board Chair:



Signed: Sarah Tober, Secretary of Meeting:

