



## A. MEETING CALLED TO ORDER

The meeting was called to order by Chairman Patrick Vaughn at 2:03 PM.

## B. INTRODUCTIONS AND ROLL CALL

### Attendees:

#### ● Present:

- Marsha Porter-Norton, La Plata County Commissioner
- Kevin Hall, La Plata County Deputy Manager
- Gilda Yazzie, City of Durango Councilor
- Eva Henson, City of Durango Housing Innovation Manager
- Kathleen Sickles, Town of Bayfield Manager
- Mark Garcia, Town of Ignacio Manager
- Clark Craig, Town of Ignacio Mayor
- Patrick Vaughn, Member at Large

#### ● Absent:

- Brenna Morlan, Town of Bayfield Trustee

### Others Present:

- Mike French, EDA
- J.J. Desrosiers, EDA
- Sarah Tober, EDA
- Sarah Schwartz, EDA
- Rosalinda Linares-Gray, EDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts, Public (online)
- Kat Brail, Visit Durango
- Chris Coleman, 9R School District (online)
- Julie Cooley, NINA
- Joan Fauteaux, DAAR (online)
- Elizabeth Salkind, Housing Solutions of the Southwest (online)
- Weylin Ryan, Visit Durango

**Treasurer Garcia disclosed a conflict of interest regarding Agenda Item H.4. and recused himself from the decision item.**

**Director Hall disclosed a conflict of interest regarding Agenda Item H.5. and recused himself from voting on the decision item.**

**Vice-Chair Porter-Norton disclosed a conflict of interest regarding Agenda Item H.5. and recused herself from the discussion and decision item.**

## C. PUBLIC COMMENT

Laurie Roberts from the public raised concerns regarding funding for affordable housing and construction defects in La Plata County, referencing an article from the Pagosa Daily Post.

## D. APPROVAL OF AGENDA

- Chair Vaughn requested to table Item F related to a land use issue. Vice-Chair Porter-Norton suggested establishing guidelines for such discussions in the future.
- Director Henson proposed adding an item to discuss an email from Kent Curtis about a fire at Westside Mobile Home Park.

After discussion, upon motion duly made by Director Craig and seconded by Treasurer Garcia, it was unanimously

**RESOLVED, that the agenda for the meeting of the Board held on July, 11 2024, in the form provided to the Directors in advance of this meeting with the removal of Item F and the addition of a discussion item, is hereby approved.**

## E. CONSENT AGENDA

### 1. APPROVAL JUNE 2024 MEETING MINUTES

Ms. Schwartz referred the Directors to the minutes of the meeting of the Board that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Vice-Chair Porter-Norton, it was unanimously

**RESOLVED, that the minutes of the meeting of the Board held on June 13, 2024 , in the form provided to the Directors in advance of this meeting, are hereby approved.**

### 2. JUNE 2024 FINANCIAL STATEMENTS

Ms. Tober directed the Board to the June 2024 financial statements that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Vice-Chair Porter-Norton, it was unanimously

**RESOLVED, that the June 2024 Financial Statements, in the form provided to the Directors in advance of this meeting, are hereby approved.**

## F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES

Item F. was Removed from the Board Agenda.

## G. ALLIANCE UPDATES

### 1. PROGRAM DIRECTOR REPORT – SARAH TOBER

- A. Chair Vaughn, Treasurer Garcia, Nicol Killian, and Sarah Tober have been invited to Housing Colorado to present a panel titled "P3 – Workforce Housing Solutions in the Southwest" this October. The panel will discuss public-private partnerships, the Housing Catalyst Fund, Rental Assistance Programs, and the Catalyst Revolving Loan Fund.
- B. Updates on the REDI grant and childcare investment strategy plan were discussed.
- C. Director Craig and Treasurer Garcia will present the Rock Creek Housing Project at the Colorado Municipal League conference.
- D. Sarah Tober will assume the role of Executive Director starting June 1, 2024, succeeding Mike French, who departs on June 30.
- E. The Alliance will be hiring a Business and Finance Manager to maintain operational quality, particularly managing grants, the Catalyst Fund, and loan compliance.

### 2. CATALYST FUND & REVOLVING LOAN FUND UPDATES – SARAH SCHWARTZ

The Catalyst Fund received four applications totaling 72 units from Durango (three applications) and Bayfield (one application), requesting \$207,000 in funding. EDA staff held two meetings with working

groups. The Catalyst Fund Committee will convene later this month to review the applications and make recommendations for project approvals.

**3. 2024 GOALS TRACKING – SARAH TOBER**

Updates on the 2024 Goal Tracking were discussed and indicate that the RHA is on track

**4. CIRSA UPDATES – J.J. DESROSIERS**

Mr. Desrosiers informed the Board that their trainings at work fulfill the RHA mandate

**5. STEER COMMITTEE UPDATE– SARAH TOBER**

- A. STEER Committee emphasized pursuing property and sales tax for funding, requiring governmental jurisdiction involvement for other options.
- B. The committee highlighted the importance of data and a clear funding plan, focusing on operational needs, land trust, and resource sourcing.
- C. Discussions included presenting all funding options and alternatives to the RHA Board.

**6. 2023 AUDIT GOVERNANCE LETTER- J.J. DESROSIERS**

Audit has been filed and formal letter from auditor is included in packet for reference

## H. DECISION ITEMS

**1. RESOLUTION 2024-04 2024 BUDGET AMENDMENT**

Treasurer Garcia presented a budget proposal including DIDF funds and a new grant. Discussion ensued about potential payments from revolving loan funds and budget amendments.

*3:09 PM opened for Public Comment, no comments were presented and Public Comment was closed at 3:15 PM*

After closing public comment, upon motion duly made by Director Craig and seconded by Vice-Chair Porter-Norton, it was unanimously

**RESOLVED, that the 2024 Budget Amendment provided to the Board in advance of the meeting is hereby approved.**

**2. ALLIANCE SOW UPDATE/DOLA CAPACITY GRANT**

Updates on the Alliance Scope of Work and DOLA Capacity Grant were discussed, including budget implications and matching funds. After discussion, upon motion duly made by Treasurer Garcia and seconded by Director Henson, it was unanimously

**RESOLVED, that the Alliance Scope of Work Update and DOLA Capacity Grant Requirements provided to the Board in advance of the meeting is hereby approved.**

**3. HOUSING NEEDS ASSESSMENT**

Root Policy was recommended for the housing needs assessment project, supported by CHFA matching funds. After discussion, upon motion duly made by Director Sickles and seconded by Treasurer Garcia, it was unanimously

**RESOLVED, that the Root Policy Proposal for the Housing Needs Assessment provided to the Board in advance of the meeting is hereby approved.**

**4. REVOLVING LOAN FUND APPLICATION**

Applications from Pine River Commons and Rock Creek were discussed for funding consideration from the Catalyst Revolving Loan Fund.

*Treasurer Garcia and Director Craig recused themselves from the proceeding at 3:16*

After discussion, upon motion duly made by Chair Vaughn and seconded by Vice-Chair Porter-Norton, it was unanimously

**RESOLVED, that the Revolving Loan Fund Applications for \$235,000 to Rock Creek Housing Project and \$700,000 to Pine River Commons, are hereby approved.**

*Director Craig rejoined the meeting at 3:35 PM*

#### 5. LETTER OF SUPPORT – STEER COMMITTEE

Discussion on supporting a member of the STEER sub-committee to present to the La Plata County Board of County Commissioners (BoCC) on a ballot initiative for lodgers' tax reallocation for workforce housing. It was recommended for the language of the letter to be updated before presenting to the BoCC.

*Vice-Chair Porter-Norton recused herself from discussion and voting and left the proceeding at 3:41. Director Hall recused himself from voting and left the proceeding at 3:54.*

After discussion and minor changes to the language of the letter, upon motion duly made by Director Sickles and seconded by Director Yazzie, it was unanimously

**RESOLVED, that the Letter of Support Request from the STEER Committee provided to the Board in advance of the meeting is hereby approved and authorizes STEER Committee members Pat Vaughn and Austin Logan to represent on behalf of the RHA to the La Plata County Board of County Commissioners on July 9, 2024.**

*Vice-Chair Porter-Norton rejoined the meeting at 3:55 PM.*

### I. DISCUSSION ITEMS/UPDATES

1. GRANT TRACKER: No major updates
2. PROP 123 UPDATES: None
3. LEGISLATIVE UPDATES: None

### J. MEMBER UPDATES

Member updates were provided, including discussions on deed restrictions and community events. It was also stated that Elevation Land Trust paid off their loan from La Plata County for Westside/Triangle Mobile Home Park.

### K. ADJOURNMENT

There being no further matters to discuss, it was unanimously

**RESOLVED to adjourn at 4:02 PM by Chairman Vaughn.**

---

Patrick Vaughn, RHA Board Chair

---

Sarah Schwartz, Secretary of The Meeting