



## A. MEETING CALLED TO ORDER

The meeting was called to order by Chairman Patrick Vaughn at 2:04 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
- Mike French, City of Durango Consultant
- Kathleen Sickles, Town of Bayfield Manager
- Mark Garcia, Town of Ignacio Manager
- Clark Craig, Town of Ignacio Mayor
- Patrick Vaughn, Member at Large
- Brenna Morlan, Town of Bayfield Trustee

### Others Present:

- J.J. Desrosiers, EDA
- Sarah Tober, EDA
- Sarah Schwartz, EDA
- Louise Snodgrass, EDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts, Public (online)
- Joan Fauteaux, DAAR (online)

It was disclosed that Director Henson has resigned from her position with the City of Durango. Following this announcement, Director Hall read a letter to the editor that appeared in the Durango Herald into the record, which reflected the Board's sentiment regarding Director Henson's resignation. Various Directors voice their opinion praising Director Henson's success in her initiatives and her strong work ethic, emphasizing that her resignation is a significant loss for the city. Director Vaughn summed up the discussion that Eva was someone that got shit done!

**No conflicts of interest were disclosed**

## C. PUBLIC COMMENT

No public presentations were scheduled nor presented.

## D. APPROVAL OF AGENDA

- Treasurer Garcia requested to add a discussion about Land Trusts under Decision Items.

After discussion, upon motion duly made by Director Craig and seconded by Director Morlan, 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 addition of a discussion item, is hereby approved.**

## E. APPROVAL OF 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. Director Hall requested staff to update the meeting minutes to reflect his exit from the meeting after recusing himself from the decision item, Letter of Support.

Staff was also directed to update the language under Member Updates to remove the words “to La Plata County” and replace them with “from La Plata County” regarding Elevation Community Land Trust’s loan. After discussion, upon motion duly made by Treasurer Garcia and seconded by Director Morlan, 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 with the stated language corrections, 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 Treasurer Garcia and seconded by Director Morlan, 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

No presentations were scheduled nor presented.

## G. ALLIANCE UPDATES

### 1. PROGRAM DIRECTOR REPORT – SARAH TOBER

- A. Staffing updates were discussed including the addition of a Communications and Marketing Manager, Louise Snodgrass as well as the addition of a Finance and Business Director. Sarah Schwartz was identified as a primary contact for the RHA.
- B. Alliance staff capacity was discussed, emphasizing the need for a dedicated staff member for the RHA. The Board was asked to consider future leadership options.
- C. Staff was directed to schedule a retreat for the Board to discuss long-term and short-term goals for the RHA.
- D. Upcoming budget deadlines were also discussed.
- E. Recommended updating the Bank of Colorado signature card, removing Mike, and considering additional Board members for signatories, as well as suggested Positive Pay for extra security.

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

**RESOLVED that the removal of Mike French from the Bank of Colorado signature account, is hereby approved.**

### STEER COMMITTEE UPDATE

STEER sub-committee will meet this month and are researching a few different tax options with the goal to present to the Board by August or September. It was determined that a significant Board discussion is needed to decide on future actions and their community impact and emphasized thorough preparation for future decisions.

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

- A. **Grant Awardees:** Met with two of the three grant awardees, confirming everything is on track.  
Expenditure Report: Developed an expenditure expense report, included on page 16.
- B. **Round 4 of Grants:** Planned for October, moving to a quarterly basis with changes to the application and rubric.
- C. **Catalyst Fund Funding:**
  - 1. Supported through ARPA money, with a reminder that once these funds are exhausted, they will not be replenished. Discussed the possibility of approaching local philanthropic entities to replenish the fund.
  - 2. The Board noted an error in the Rock Creek numbers.
  - 3. Alliance Staff will add the capital campaign for the Catalyst Fund to the goal tracker.

#### **REVOLVING LOAN FUND**

- A. The Revolving Loan Fund Committee has been very active in the process of developing this program and hopes to make distributions in the near future. The loan is subject to 1.75% interest with the Bank of Colorado receiving .25%.

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

Updates on the 2024 Goal Tracking were discussed and indicate that the RHA is on track with Root Policy for the Housing Needs Assessment.

#### **4. RHA CONCERT REMINDER & FLYER- SARAH SCHWARTZ**

RHA Concert in collaboration with the Powerhouse Science Center will take place on Wednesday, July 31, 2024 from 5-7 PM. Alliance staff will distribute flyers and social media posts for the Board to share.

## **H. DECISION ITEMS**

#### **1. AMENDMENT TO IGA FUNDING AGREEMENT**

The Board discussed using the Colorado CPI, currently at 2.6%, to determine the escalation for IGA contributions for 2025. This approach is supported for its consistency and reflection of actual economic changes and avoids the previous year's 27% increase, which was deemed unreasonable. The current IGA lacks an escalator clause, but the amended version included in the packet will include one based on CPI. It was mentioned that while the Board can agree on the 2.6%, the amendment to the funding agreement needs to be presented to BoCC and other governments for official approval.

*2:46 PM the Zoom connection was lost. Connection restored at 2:49 PM*

After closing public comment, upon motion duly made by Chair Vaughn and seconded by Director Yazzie, it was unanimously

**RESOLVED, that the Amendment to the IGA Funding Agreement provided to the Board in advance of the meeting is hereby affirmed but not yet approved pending member jurisdiction approval.**

#### **2. ALLOW FOR ADJUSTMENT TO TOWN OF IGNACIO REVOLVING LOAN FUND**

The Town of Ignacio cannot incur indebtedness for housing due to state statutes. To address this, a single jurisdiction housing authority will be formed, which is not subject to TABOR. The Town needs 25 signatures to support establishing the housing authority before presenting to the council. Once approved, this will expedite the process to receive funds. The new housing authority will handle the loan indebtedness and operate under the Town of Ignacio Board, focusing solely on the loan fund and not competing with the RHA. The Board will need to

adjust their recommendation for the Revolving Loan Fund from the Town of Ignacio to the Ignacio Housing Authority. If approved, funds can be distributed as soon as the housing authority is established.

*Director Morlan, Director Clark and Treasurer Garcia recused themselves from voting on the Decision Item.*

After discussion, upon motion duly made by Director Sickles and seconded by Director Yazzie, it was unanimously

**RESOLVED, that the Town of Ignacio will be replaced with Ignacio Housing Authority as the recipient of the Revolving Loan Fund, as provided to the Board in advance of the meeting, is hereby approved.**

**3. OCTOBER RHA MEETING DATE CONFLICT**

Staff proposes to skip the October meeting as it was determined that the October RHA Board meeting coincides with the Housing Colorado Conference, where multiple board members will be presenting on the RHA, the public-private partnerships that facilitated its re-establishment, as well as the Catalyst Fund and Revolving Loan Fund. After discussion, upon motion duly made, it was unanimously

**RESOLVED, that the cancellation of the October RHA Board Meeting due to scheduling conflicts with Housing Colorado, is hereby approved.**

**I. DISCUSSION ITEMS/UPDATES**

**1. GRANT TRACKER:**

The Board instructed staff to update the language on the IGA grant tracker to reflect “Amount Received to Date” instead of “Awarded.” Additionally, staff is directed to add a column for Loan Funds and include Ignacio Housing Authority as one of the municipalities.

**2. PROP 123 UPDATES:**

Housing Colorado will be holding a Southwest Stakeholder Engagement Session on Monday, July 29th at Fort Lewis College. Staff will send more information about the event and a registration link to the Board.

**3. LEGISLATIVE UPDATES:**

The La Plata Board of County Commissioners (“BOCC”) held a meeting on Tuesday, July 9th to discuss the possibility of placing a reallocation of La Plata County’s Lodgers’ Tax on the ballot. STEER Committee representatives, Pat Vaughn and Logan Austin, presented for the RHA and STEER Committee, advocating for using funds to support the RHA and Catalyst Funds. Chair Vaughn emphasized that the RHA cannot currently accept land donations due to financial constraints, highlighting the need for broad ballot language. A follow-up work session will be scheduled by the BOCC to discuss percentage allocation, which can be reallocated up to 90% to enhance the visitor experience. The BOCC session was highlighted as a remarkable meeting, with compelling testimony from childcare advocates and diverse populations.

It was also discussed that La Plata County is proposing to lobby for raising the lodgers' tax above the current 2%, aiming for up to 6%. This proposal, which requires countywide voting, is intended to be bipartisan and has garnered significant support. If passed through the Colorado Legislature, it would address the limitation that counties can only collect 2% since they are not municipalities.

*Director Morlan left the meeting at 3:09 PM.*

#### 4. LAND TRUSTS:

Last month, Director Henson reported on the City of Durango's collaboration with Elevation Community Land Trust (ECLT), Twin Buttes, and Fading West. At the Colorado Mountain Housing Coalition conference in April, the Chaffee County Housing Authority presented a land trust model. Housing Solutions expressed interest in leading this initiative but is unsure of their capacity. A meeting with ECLT next week aims to explore potential assistance. The organization would manage the resale of deed-restricted units. It was suggested to use the ECLT model and bylaws as a template for La Plata County, which could help define the RHA's role, considering there are no land trusts in the area. A committee may be formed to examine this approach, potentially involving a regional perspective that includes Montezuma County.

The Board requested more information on deed restrictions and land trusts to understand their efficacy, including the impact of interest rates and housing market fluctuations.

#### J. MEMBER UPDATES

Director Sickles attended the Western Slope Managers meeting in Grand Junction, attended a tour of the Community Emergency Resource Center, and proposed developing emergency resource maps for affordable housing and unhoused individuals. Funding for veteran housing rehabilitation has been secured from a philanthropist and the City of Grand Junction. Bayfield is hosting block parties in July and August 2024. The town is in budget season, and the Park Committee is working to align with staff goals, supported by a new, effective council-led committee.

Mike French has been hired to assist with housing following Eva Henson's resignation and will be the Interim board member for Durango at RHA. He will provide high-level support, focusing on tourism and housing connections, and help restructure the R-9 building into City Hall PD.

La Plata County is revising affordable housing codes and considering fee waivers and density improvements. Additionally, there will be a review of Road and Impact fees, aiming to increase revenue from \$500K to \$10M.

#### K. ADJOURNMENT

There being no further matters to discuss, it was unanimously

**RESOLVED to adjourn at 3:35 PM by Chairman Vaughn.**

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Patrick Vaughn, RHA Board Chair

*Sarah Tober*

Sarah Tober (Feb 23, 2025 21:27 MST)

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Sarah Tober, Secretary of The Meeting


# RHA Board Minutes 07.11.24 - FINAL

Final Audit Report

2025-02-24

Created:	2025-02-21
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