



A. Meeting Called To Order

The meeting was called to order by Chairman Patrick Vaughn at 2:05 PM.

B. Introductions And Roll Call

Board Attendees:

- Present:
 - Chair Patrick Vaughn, *Member at Large*
 - Vice-Chair Marsha Porter-Norton, *La Plata County Commissioner*
 - Kevin Hall, *La Plata County Deputy Manager*
 - Gilda Yazzie, *City of Durango Councilor*
 - Treasurer Mark Garcia, *Town of Ignacio Manager*
 - Clark Craig, *Town of Ignacio Mayor*
 - Mike French, *City of Durango Consultant (online)*
 - Kathleen Sickles, *Town of Bayfield Manager (online)*
- Absent:
 - Brenna Morlan, *Town of Bayfield Trustee*

Others Present:

- Sarah Tober, *EDA*
- Sarah Schwartz, *EDA*
- Nicol Killian, *Town of Bayfield (online)*
- Pam Moore, *HomesFund*
- Joan Fauteaux, *public (online)*
- Shak Powers, *Region 9 (online)*
- Kat Brail, *public (online)*

No conflicts of interest were disclosed.

C. Public Comment

No public presentations were scheduled nor presented.

D. Approval Of Agenda

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

RESOLVED, that the agenda for the meeting of the Board held on August 8, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

E. Approval Of Consent Agenda

1. JULY 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 Vice-Chair Porter-Norton and seconded by Director Craig, it was unanimously,

RESOLVED, that the minutes of the meeting of the Board held July 11, 2024, in the form provided to the Directors in advance of this meeting, are hereby approved.

2. JULY 2024 FINANCIAL STATEMENTS

Ms. Tober directed the Board to the July 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 Yazzie, it was unanimously

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

F. Public Presentations & Engagement With Non-RHA Entities

No presentations were scheduled nor presented. The Board requested a presentation from Project Moxie or DOLA on best practices for deed restrictions, land trusts, and land banking to be scheduled for a future RHA Board Meeting.

G. Alliance Updates

1. Program Director Report

- The Alliance Team presented at Green Drinks this month, and the Powerhouse Community concert raised \$535 for the RHA. Colorado Mountain Housing Coalition will feature the RHA and their upcoming presentation at Housing Colorado at their first quarterly member meeting later this month.
- RHA is under contract with Root Policy for a Housing Needs Assessment. A draft survey was included in the packet to the Board for feedback, with Root Policy presenting at the September meeting.
- The IGA has been submitted to the City of Durango. Ms. Tober is working with Director Hall on a letter to La Plata County Commissioners regarding an overpayment of \$36,000 to the RHA, requesting the commissioners to allow the funds to be used for the Housing Needs Assessment and the DOLA capacity grant rather than debiting it from next year's contribution. If unsuccessful, RHA has \$200,000 in reserves.
- Additionally, there has been success in connecting Fort Lewis College (FLC) with Pine River Commons, a Catalyst Fund and revolving loan fund recipient, to explore securing housing units for FLC staff and faculty, with transit available from Pine River to the college.

2. Catalyst Fund Updates

- Two of three grant agreements have been executed and funds have been dispersed; third executed agreement and fund issuance will take place in August. Round 4 of the Catalyst Fund will open in October 2024.

3. Revolving Loan Fund Updates

- RHA has secured a strong partnership with Region 9 and, after consultations with two lawyers and three banks, is ready to execute the loan early next week. Pine River will be the first project, with Rock Creek following once the Ignacio Housing Authority is established.

4. Housing Colorado

- Brad Blake from Pine River Commons has been included as a developer to speak on his experience with Catalyst Funds, public-private partnerships in the Southwest, and the challenges of accessing state resources. Brad will also speak at the Alliance Summit on the same panel as Housing Colorado, alongside Chair Vaughn, Treasurer Garcia, and Ms. Tober.
- Concerns were raised about the recent Southwest Stakeholder Engagement event at FLC regarding the lack of focus on Southwest Colorado during the morning session, with hopes that

the upcoming Housing Colorado Conference this fall will be more inclusive and less Front Range-centric than in previous years. Staff plans to approach the same leaders to collaborate for next year's RHA Housing Summit.

5. **STEER Committee**

- The STEER Committee has narrowed its focus to six potential taxes. Alliance staff will meet with City and County attorneys to review these taxes and potential funding options. A sub-committee meeting is scheduled for August to develop recommendations for the larger group. The STEER Committee will present its findings to the RHA Board in November, as the October meeting is canceled due to the Housing Colorado Conference.

6. **Staffing Update**

- An updated organization chart was included in the packet, reflecting restructuring to meet organizational needs. The program manager role, previously held by Mr. Desrosiers, has been eliminated, and two new hires have been made. Louise Snodgrass, with a background in non-profit work, has been hired as the Communication Manager and will lead Summit efforts. Jessie Christiansen, a Durango native and Fort Lewis College graduate with 13 years of experience in payroll, has been hired as the new Business and Finance Director. Both are expected to contribute significantly to elevating the professionalism and best practices of the Alliance.

H. **Decision Items**

1. **Amendment To IGA Funding Agreement**

After meeting with their respective jurisdictions for official approval, the Board revisited the Amendment to the IGA Funding Agreement, initially affirmed during the July 2024 meeting. The current IGA lacks an escalator clause, and it was proposed to use the Colorado CPI, currently at 2.6%, to determine the contribution increases for 2025. Upon motion duly made by Treasurer Garcia and seconded by Director Yazzie, it was unanimously,

RESOLVED, that the Amendment to the IGA Funding Agreement, as presented to the Board in advance of the meeting, is hereby approved, subject to jurisdictional approval, with further discussion anticipated during the IGA renewal process.

I. **Discussion Items/ Updates**

1. **Prop 123 Updates**

- DOLA Capacity Grant Contracts are fully executed. Alliance staff will begin working with Project Moxie and potentially DOLA to focus on deed restrictions and reviewing jurisdictional practices.
- Prop 123 LOI is due September 15, 2024 and Ignacio wants to apply for Phase 2 of Rock Creek, but lacks the capacity to apply and is seeking support from Project Moxie. The application process requires extensive information, including a Housing Needs Assessment (HNA), posing challenges. \$70k per unit is available, but the next funding round may be in October, with limited funds remaining.
- There is a need to increase grant writing capacity, especially for smaller communities. Project Moxie may not have the capacity to assist further and the contract work on the LOI should be prioritized.

2. **Legislative Updates:**

- Continued efforts are underway at CML to lobby fellow commissioners in Colorado to raise the county-level lodgers tax above 2%, which would apply solely to lodging and visitors. There is strong support from various parties. If successful, this increase could generate up to \$2 million in revenue. If the measure passes, it would then proceed to a local ballot for voter approval. It

remains uncertain whether the funds would be earmarked specifically for housing or allocated to a general fund.

J. Member Updates

1. Town of Bayfield

- DOLA grant received for up to 140% AMI, aiming for 120%. Bayfield is under contract for five units, with grading underway for additional buildings. A \$2M contract from the state is pending.

2. City of Durango

- Animas Crossing Overlook is going back on the market at \$399k, focusing on 120% AMI. The city is also working with Elevation on a modular project at Twin Buttes. Discussions are ongoing about utilizing private activity bonds in partnership with La Plata County.

3. Town of Ignacio

- Rock Creek project is progressing, with units arriving in September and occupancy expected by Halloween. The Ignacio Housing Authority is in the process of being established, which will allow flexibility for partnerships, including with the Southern Ute Tribe.

4. La Plata County

- A lodgers' tax reallocation is being prepared for the ballot. \$1.5M in congressional funding has been approved for infrastructure, and the county is busy with multiple housing-related initiatives, including the transfer of \$200k for mortgage assistance.

5. Member at Large

- Challenges discussed around creditworthiness for 100% AMI buyers and tax implications for workforce housing. Gratitude expressed to Director Sickles and Nicol for their contributions to Bayfield and RHA.

K. Adjournment

Upon motion duly made by Director Craig and seconded by Director Yazzie, the Board moved to adjourn the regular meeting and enter executive session to discuss personnel matters in accordance with state statute. There being no further business, it was unanimously,

RESOLVED, to adjourn at 3:23 PM by Chairman Vaughn.

Patrick Vaughn, RHA Board Chair

Sarah Tober

Sarah Tober (Feb 23, 2025 21:32 MST)

Sarah Tober, Secretary


RHA Board Minutes 08.08.24 - FINAL

Final Audit Report

2025-02-24

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| Created: | 2025-02-21 |
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