

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

December 12th, 2024

1. Call to Order

A meeting of the Board of Directors (the “**Board**”) of La Plata County Regional Housing Alliance [RHA], was held on December 12th, 2024, commencing at approximately 2:00 pm at the FLC Center for Innovation located at 835 Main Avenue, Durango, Colorado 81301.

2. Introductions and Roll Call

The following Directors, constituting a quorum, were present in person or by Zoom. Marsha Porter-Norton presided as Chair of the meeting; A quorum of the Board being present and called the meeting to order at 2:05 pm.

Board members in attendance:

Vice-Chair, Marsha Porter-Norton, La Plata County Commissioner
Secretary, Mark Garcia, Town of Ignacio Manager (Zoom)
Clark Craig, Town of Ignacio Mayor
Mike French, City of Durango Prosperity Officer
Kevin Hall, La Plata County Deputy Manager
Brenna Morlan, Town of Bayfield Trustee
Kathleen Sickles, Town of Bayfield Manager
Gilda Yazzie, City of Durango Councilor

Board members absent:

Chair Patrick Vaughn, Member at Large (excused absence)

Others present:

Sarah Tober, EDA
Eva Henson, EDA Contractor
Louise Snodgrass, EDA
Pam Moore, HomesFund
Jessie Christiansen, EDA (Zoom)
Emily Lashbrooke, Region 9 (Zoom)
Shak Powers, Region 9 (Zoom)
Mollie Fitzpatrick, Root Policy (Zoom)
Cheri Colter, Root Policy (Zoom)
Joan Fauteaux, DAAR (Zoom)
Sara Monge, Project Moxie (Zoom)
Jenn Lopez, Project Moxie (Zoom)
Elizabeth Salkind, Housing Solutions of SW (Zoom)

Conflicts of Interest - no conflicts of interest were disclosed.

3. Public Comment - Fred Hutt, Executive Director Southwest Regional Emergency & Trauma Advisory Council (SWRETAC) - present to be an advocate for their providers.

4. Agenda Approval

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 December 12, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

5. Consent Agenda Approval

a. November Meeting Minutes

Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, that the minutes of 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.

b. November Financial Statements

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

6. Public Presentations & Engagement with Non-RHA Entities

a. Emily Lashbrooke at Pagosa Springs Community Development Corporation presented on Proposition 123 Area Median Incomes Inequities

Emily Lashbrooke presented information on an affordable housing project in Pagosa Springs. She identified issues with the current Prop 123 funding requirements at 100% Area Median Income (AMI) and income qualifying households.

Director Morlan inquired why lobbying for this is important, she thought Pagosa Springs could identify Pagosa as a rural resort area, and ask for higher AMI. Lashbrooke confirmed that many rural resort designations (like Beaver Creek) are being denied by the state due to strict regulations. Also, this type of designation only would apply to rental projects, not homeownership.

Director Morlan inquired why Lashbrooke was using 30/35% AMI when mortgages are done based on debt/income ratios. Lashbrooke shared the reasoning is because CHFA uses the same formula to calculate affordability. Also, the Division of Housing says that you can go up to 35% of the person's income that will go towards housing in mountain towns. These are imperfect models and broader scale for a different day with Colorado Housing and Finance Authority (CHFA).

Director Hall inquired who's opposed to this and why, to understand both sides. Acting Chair Porter-Norton mentioned at the Colorado Counties Inc. (CCI) conference, they have not taken a formal position on this and elaborated on this being a state-wide issue.

Director French identified and encouraged Lashbrooke to talk about the differentiation between rental and ownership.

Eva Henson suggested discussions on using average AMI higher than 100% (e.g such as 120% AMI) to allow a range of units versus a hard requirement at or below 100% AMI.

Lashbrooke is looking for a letter of support ideally before the first session next year once a draft bill is created. Acting Chair Porter-Norton would like to see the draft bill to have further discussion with the rest of the board at a later time.

b. Housing Needs Assessment Update by Root Policy

Mollie Fitzpatrick presented data trends and affordability gaps. Cheri Colter presented community engagement results from interviews with local stakeholders.

Acting Chair Porter-Norton brought up concerns with results showing 36% of participants "feeling secure in their housing situation." Fitzpatrick acknowledged the purpose of the survey is less about finding statistically representative portions, and more about trying to cover a sample of people who do have housing needs. The final report will have better conclusions about what types of interventions are most needed to help people feel more secure in their housing.

Director Craig expressed concern with having old data on the graph for La Plata County home values vs affordable price. Fitzpatrick will double check to make sure the graphic is updated to 2024. The Rent Distribution graph only goes to 2022 since it comes from the Census Bureau. Budgetary restraints don't allow for a fully statistically representative survey, which would cost over \$40k.

No formal action was taken or required from the Root Policy presentation and will come back in January to present the draft Housing Needs Assessment Report.

7. Alliance Updates - Ms. Sarah Tober provided a brief update including: two new Alliance board members recently added, the 2025 budget was approved, Childcare Investment Strategy is finishing up by end of January, an AI Conference summary was shared, and a reminder there will not be a member meeting in January. No formal action was taken or required.

8. RHA Updates - presented by Eva Henson

Ms. Eva Henson provided a brief verbal update including the Rock Creek Prop 123 funding grant application has been completed by Director Garcia in partnership with Shirley Diaz, Project Moxie and Eva Henson. Catalyst Revolving Loan Fund - Pine River Commons executed their loan documents for \$700k in August (5 units complete, 3 of them are under contract and closing in December, \$50k from each will go back into the fund after units close). Ignacio Housing Authority loan documents were executed in November, finishing paperwork soon to deploy funding for the Rock Creek project. Catalyst Round 4 was extended and there are two applications received. DOLA Capacity Grant - Henson is project manager and monitoring consultants closely to ensure deliverables are being met. Multiple board members expressed concern with Project Moxie providing another deep dive presentation, they would rather the money be used towards tactical execution. Henson will provide that direct feedback to Jenn Lopez, Project Moxie. No formal action was taken or required.

9. Public Hearing

a. Approval of Resolution 2024-05 Budget Adoption & Appropriation 2025

Acting Chair Porter-Norton initiated a discussion regarding the 2025 Budget and a full discussion followed. No public comment occurred.

Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, that the Resolution 2024-05, in the form provided to the Directors in advance of this meeting, is hereby approved.

b. Approval of Eva Henson as the Contract RHA Director and authorization for contract negotiations - Tober initiated a discussion regarding Eva Henson as the Contract RHA Director, through one-time DOLA Local Capacity Grant, and explained no signatories would be removed, Sarah Tober would remain, and Eva Henson would be added.

Upon motion duly made by Director Morlan and seconded by Director Sickles, it was unanimously **RESOLVED**, to proceed with contract negotiations with Eva Henson as the Contract RHA Director, in the form provided to the Directors in advance of this meeting, is hereby approved.

c. Approval of 2025 Meeting Schedule

Eva Henson initiated a discussion regarding the 2025 Board Meeting Schedule and the Board affirmed.

11. Member Updates

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

12. Adjournment

There being no further business, the meeting was adjourned at approximately 3:54 pm by Acting Chair Porter-Norton. The next meeting is scheduled for January 9th at 2:00 pm at The Durango Chamber and via Zoom.

Respectfully submitted,

Signed: Marsha Porter-Norton, Acting RHA Board Chair: *Marsha Porter-Norton*
Marsha Porter-Norton (Jan 17, 2025 16:39 MST)

Signed: Sarah Tober, Secretary of Meeting: *Sarah Tober*
Sarah Tober (Jan 16, 2025 12:15 MST)









12.12.24 Board Meeting Minutes

Final Audit Report

2025-01-17

Created:	2025-01-16
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