



Agenda
RHA Board of Directors
January 11th, 2024 – 2:00- 4:00 p.m.

Center for Innovation
Durango Downtown Mall
[Zoom Link – ID: 898 6847 8748](#)

-
- A. Call Meeting to Order**
 - B. Introductions and Roll Call**
 - 1. Identification of any actual or perceived conflicts of interest
 - C. Public Comment**
 - D. Approval of Agenda**
 - E. Approval of Consent Agenda**
 - 1. December 2023 Minutes (p. 2)
 - 2. December 2023 Financial Statements (p. 10)
 - F. Public Presentations and Engagement**
 - 1. Adventure Inn Conversion – *Jenn Lopez*
 - G. Alliance Updates**
 - 1. Program Director Report – *Sarah Tober* (p. 14)
 - 2. STEER Committee Updates - *Sarah Tober* (p. 15)
 - 3. Catalyst Fund Updates – *Mike French & Sarah Tober*
 - 4. Budget Submission to DOLA – *J.J. Desrosiers*
 - 5. 2024 Goals Tracking – *Sarah Tober* (p. 20)
 - 6. 2024 Meeting Schedule – *J.J. Desrosiers* (p. 39)
 - H. Decision Items**
 - 1. Strategic Plan Adoption (p. 21)
 - 2. Officer Election (p. 28)
 - 3. Resolution 2024-01 ~ Public Notice Designation (p. 32)
 - 4. Resolution 2024-02 ~ Local Capacity Grant Application (p. 34)
 - I. Discussion/Updates**
 - 1. Grant Matrix – *Sarah Schwartz* (p. 37)
 - 2. Prop 123 Updates – *Eva Henson*
 - J. Member Updates**
 - 1. La Plata County
 - 2. Town of Ignacio
 - 3. Member at Large
 - 4. Town of Bayfield
 - 5. City of Durango
 - K. Adjournment**



RHA Meeting Minutes

Board of Directors

December 14th, 2023, 2:00–4:00 PM.

Center for Innovation, Durango

A. MEETING CALLED TO ORDER by Chairman Vaughn at 2:06 PM (00:00:00)

B. INTRODUCTIONS AND ROLL CALL (00:00:34)

NAME	AFFILIATION	ATTENDANCE		
Marsha Porter-Norton	La Plata County, Commissioner	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kevin Hall	La Plata County, Deputy Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Gilda Yazzie	City of Durango, Councilor	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Eva Henson	City of Durango, Housing Innovation Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Kathleen Sickles	Town of Bayfield, Manager	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online
Brenna Morlan	Town of Bayfield, Trustee	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
Mark Garcia	Town of Ignacio, Manager	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Clark Craig	Town of Ignacio, Mayor	<input type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online
Patrick Vaughn	Member at Large	<input checked="" type="checkbox"/> Present	<input type="checkbox"/> Absent	<input type="checkbox"/> Online

Others present:

- Mike French, LPEDA (online)
- J.J. Desrosiers, LPEDA
- Sarah Tober, LPEDA
- Sarah Schwartz, LPEDA
- Rosalinda Linares-Gray, LPEDA
- Jenn Lopez, Project Moxie (online)
- Donna Rheault, NINA
- Laurie Roberts, Public
- Joan Fauteaux, DAAR

No directors disclosed any conflict of interest.

C. PUBLIC COMMENT (00:01:05)

Laurie Roberts said she appreciated the accurate reporting of her comments from last month's meeting. She acknowledged the magnitude of effort involved in getting structures in place to use the available funding for affordable housing initiatives. Ms. Roberts reiterated that the State of Colorado wants regional housing authorities, such as the RHA, to be involved in development. She had sent an article to members of the Board about the use of infrastructure funds, as ARPA funds appear to be hard to track.

D. APPROVAL OF AGENDA (00:02:15)

Director Henson asked to postpone decision item *H.4. Strategic Plan Adoption* until next month's board meeting so that each board member has more time to review it before approval. The final copy of the Strategic

Plan was not received until the night before; therefore, the Board members did not have a chance to review it before this meeting. Ms. Tober mentioned that per the Board's suggestion, Section 3 of the Strategic Plan may be removed as the RHA is not prepared to complete all items in 2024. The Board agreed to move the Strategic Plan decision item to next month and requested to have the documents transferred to a Google Doc so that all Board members can view and redline any sections needing further review.

Director Henson motioned to approve the agenda, and Vice-Chair Porter-Norton seconded to approve the agenda with Item H.4. deferred until January. The motion passed unopposed by voice vote.

E. CONSENT AGENDA (00:04:55)

The consent agenda consisted of the November 2023 Board Meeting Minutes and the November 2023 Financial Statements.

Prior to the meeting, Director Hall emailed LPEDA staff and requested minor changes to the minutes to clarify language related to the County's Comprehensive Plan and a higher density of housing for the proposed Tree Farm Village. LPEDA staff was asked to read aloud to the Board the statement included in the draft minutes and the proposed changes.

Director Sickles motioned, and Director Henson seconded to approve the consent agenda with the amendments to the November 2023 meeting minutes. The motion passed unopposed by voice vote.

F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES (00:07:40)

No presentations were scheduled or presented.

Chairman Vaughn suggested scheduling separate meetings in the future for public presentations to provide more time for comments, questions, and feedback from the Board. Director Sickles proposed holding separate meetings quarterly and having multiple presentations per meeting. Vice-Chair Porter-Norton supported the idea and highlighted the importance of being able to focus and be present with the presenters.

G. ALLIANCE UPDATES (00:08:56)

1. CATALYST FUND UPDATES – SARAH TOBER (00:09:07)

Ms. Tober stated that Round 2 of the Catalyst Fund has closed. The LPEDA received seven applications, which the working group reviewed extensively and recommended to the Catalyst Fund Committee. Three projects were approved to move forward, totaling \$195,132 in awards. Official contracts and a press release will go out in January 2024. It was noted that preservation was added to the rubric for this round, and two of the three supported projects are related to Mobile Home Park Preservation. The Board also discussed the RHA's application for the United States, San Juan National Forest Service property, which was not approved. In the review of the Cole Ranch/Bayfield properties' proposal, Director Hall stated that he had suggested working with County planning staff to provide more information on feasibility. He stated in the meeting that some of the things in the application could be answered by talking to the County Planning Department. He went on to add that the Catalyst Fund Working Group desires to be cautious with its resources. The second round has

helped LPEDA staff and the Working Group make more adjustments to the Letter of Intent (LOI) and establish a better understanding of items requested of applicants from the beginning. This will include increasing the criteria for communication/collaboration on current and future funding and grant requests and a need to determine a metric of success, to measure if a project is "shovel ready," and assess any risk-averse projects that are not ready for funding. \$933,000 has been received for the Catalyst Fund, with a remaining balance of \$600,000 after the second round. Round 3 of the Catalyst Fund will start in March 2024.

Mr. French discussed his presentation to the Durango Industrial Development Foundation (DIDF) for potentially using a \$2M fund to create a "Catalyst Fund 2.0" revolving loan fund with a 0% interest rate. This fund would be stacked with the 1st Southwest Bank, which recently received \$10M from the State for the Affordable Housing Investment Fund (AHIF). Several individuals participated in the presentation, including Chairman Pat Vaughn, Paul Broderick, Bob Allen, and Durango Police Chief Bob Brammer, each bringing a background ranging from affordable housing, banking, real estate, and public service. The DIDF Fund currently has \$2M to award and Mr. French stated that we can still be effective with \$1M if the \$2M is split with the Fort Lewis College Foundation (FLC). He stated he should know within five business days if they will present to the DIDF Board for a request for funds. Treasurer Garcia asked how the loan is revolving if it's a one-time fund, but it was clarified that it would be a loan instead of a grant. Chairman Vaughn explained it would be similar to construction loans, which are short-term loans and could benefit projects such as the MGL Development group working with FLC to build more housing in Three Springs. The Rock Creek Housing project is another example of a project that needs construction funds for infrastructure. Vice-Chair Porter-Norton shared that setting up a revolving loan fund is in line with what was discussed at the Board retreat and that as more items come up in the Catalyst Fund applications, we need to document what it took to get to this point, what the need is to move further with housing projects and captures lessons learned for the housing needs assessment that everyone agreed was necessary. She added that another county, Gunnison, asked about the Catalyst Fund and thanked Ms. Tober for providing more information to one of their Commissioners.

2. RHA WEBSITE - SARAH SCHWARTZ (00:26:10)

The current website is hosted for free through the Statewide Internet Portal Authority (SIPA) but has some significant design limitations. LPEDA staff has learned that the ".colorado" portion of the URL and the icon of the State logo cannot be removed from the website due to SIPA's legal and branding requirements. However, in January, LPEDA staff will apply directly to the federal government for a free ".gov" URL that does not include ".colorado" and can be set up to redirect to the RHA's site.

The cost of moving the current site from SIPA's platform to a WordPress type platform would be between \$3,750 and \$5,625 plus \$159 in yearly software subscriptions, according to a quote from a local web developer. The Board expressed that it does not seem to be a priority to upgrade the website platform right now, but it might be necessary in the future.

It was also clarified that if a site will be needed for a potential ballot measure, its development would be covered under the Technical Assistance Grant.

3. 2023 GOALS TRACKING - SARAH TOBER (00:32:41)

Ms. Tober shared that the RHA has achieved all the 2023 goals except "unite a regional approach" around policy changes, which will be tabled to 2025. However, various actions have been made to unite the community, including Pine River Commons, Rock Creek, and working with Lisa Blomquist-Palmer with HomesFund to create a countywide approach to deed restrictions. Ms. Tober stated that the Rental Assistance

Program will continue in 2024 and that the RHA has more funds to contribute. The LPEDA staff have met with First Southwest Bank to go over the 2023 Rental Assistance program and learned that \$71,588 of the \$100,000 loan fund has been deployed. Initially, a FICO score was not required, and some people took advantage of the program. Since then, additional criteria have been added, and the program has been expanded outside of La Plata County but was clarified that, only 2 of 19 loans were granted outside of La Plata County. The LPEDA staff will continue to promote the program in January 2024.

4. ANNUAL REPORT – SARAH SCHWARTZ (00:36:35)

Work has begun on creating a 2023 annual report for the RHA. Consultants from Project Moxie are assisting, covered by the Technical Assistance Grant. LPEDA Staff hope to have a draft for the Board to review in January 2024.

5. 2024 MEETING SCHEDULE – J.J. DESROSIERS (00:37:40)

The Board decided to continue to hold meetings on the second Thursday of each month during the year 2024. It was also determined that at least once a quarter, a meeting would be held in Bayfield or Ignacio but that all other meetings would be held at the Center for Innovation in Durango. LPEDA staff will work with the representatives from Bayfield and Ignacio to determine which dates they would like to host and then present a schedule for the Board to approve in January 2024. It was also decided that the April 2024 Board meeting should be canceled if the Housing Summit comes to fruition that month.

H. DECISION ITEMS

1. 2022 FINANCIAL REVIEW (00:41:38)

The RHA elected not to complete a full audit for 2022 since there were less than \$150 in transactions and instead opted to do a financial review. Fredrick, Zink, and Associates have reviewed the RHA's financials with Carolyn Moller, the LPEDA accountant, and have prepared the Financial Review document included in the packet. Treasurer Garcia worked with LPEDA staff on the financial review and said it provided a good idea of where the RHA is financially for that year.

Vice-Chair Porter-Norton motioned, and Treasurer Garcia seconded to Accept and Approve the 2022 Financial Review as presented. The motion passed unopposed by voice vote.

2. RESOLUTION 2023-06 ~ S.T.E.E.R COMMITTEE (00:43:03)

The desire to create a funding source advisory committee came out of the Board Retreat and has since been named the Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams (STEER) Committee. The STEER Committee Overview, included in the packet, explains its purpose and why it was formed. The STEER Committee will be comprised of community members and stakeholders whose numbers and composition will be determined at the Board's discretion with input from the LPEDA staff. Chairman Vaughn asked about the practicality of forming a group within one month. Ms. Lopez explained that she is waiting for input on which individuals the Board wants to nominate to receive official invites. With technical assistance from Project Moxie, LPEDA staff will help set up meetings and announce the "kick-off" date in mid-January. These meetings can be in-person and virtual meetings. Vice-Chair Porter Norton requested to have the Stakeholder List resent to the Board and said she desires to make sure the Committee includes members from

diverse sectors. This process will be staff intensive and important to the RHA's future and mission. Director Hall suggested a framework to include the number of people, a timeline for objectives, a schedule for meetings/hourly requirements, the purpose, deliverables, rules, and a "punch list" of what needs to be done. However, the resolution states that the STEER Committee will determine its own rules and procedures once established, allowing flexibility and adaptation. Director Sickles agreed that the committee should set up their own ground rules and path to get the most out of the committee, enabling them to feel like they have ownership. Questions about timing with Committee deadlines and Housing Summit were raised, but LPEDA staff will keep the Board informed. Vice-Chair Porter-Norton brought up the need to look into the timeline around going to ballot and ensure the timeline is updated to fit within ballot deadlines. Director Yazzie added that the Durango Public Library property tax questions may or may not be going to ballot as the Library Board is still split. 9R may be going to ballot in 2024 for \$170M, and LPEDA staff will need to keep the committee informed of decisions related to what and who is/is not going to ballot in 2024.

Director Sickles motioned, and Vice-Chair Porter-Norton seconded to approve Resolution 2023-06 as presented. The motion passed unanimously by voice vote.

3. RESOLUTION 2023-07 ~ 2024 BUDGET ADOPTION & APPROPRIATION (00:58:26)

Treasurer Garcia prepared the budget with LPEDA staff and Carolyn Moller. From the Board's direction at the last meeting, they reverted to the 2023 member contribution amounts. Similarly, they decided not to include income from grants in the budget since they are not guaranteed funds.

The Board also briefly discussed the Funding IGA (see 1.1), which LPEDA Staff and David Liberman are investigating to find ways to propose increasing contribution amounts for 2025, and the Funding IGA language should be ready for consideration by spring 2024. Adoption and appropriation are included within the resolution.

Treasurer Garcia motioned, and Vice-Chair Porter Norton seconded to approve Resolution 2023-07 as presented. The motion passed unopposed by voice vote.

4. STRATEGIC PLAN ADOPTION (01:03:21)

Deferred to January 2024. See E

5. LPEDA ADMIN CONTRACT (01:03:22)

The RHA's Attorney, David Liberman, and Ms. Tober made updates to the dates and scope of work within the Administrative Contract. There were no fundamental changes to the cost or liabilities associated with contracts, and the scope of work did not change significantly. Vice-Chair Porter-Norton requested a minor formatting correction to an out-of-place bullet on page 6 of the contract and requested to update the contract amount on page 7 to match the 2024 budget. Chairman Vaughn asked for clarification on the terms of the agreement and requested to have the dates changed to January 1, 2024, through December 31, 2025.

Vice-Chair Porter-Norton motioned, and Director Sickles seconded to approve the LPEDA Admin Contract as edited in the meeting. The motion passed unopposed by voice vote.

6. LPEDA PROFESSIONAL SERVICES CONTRACT (01:07:53)

Ms. Tober explained that nothing material had been changed from last year's contract other than the scope of work (Exhibit A). Various directors weighed in on elements of Exhibit A that needed editing.

Section 1.1 The final sentence was updated to match the Catalyst Fund's Current Activities. The phrase "through an established process" was added to the Second sentence to clarify the Catalyst Funds' purpose.

In Section 1.2, the preposition "in 2024" was dropped from the first sentence to allow for greater flexibility, and "May of 2022" was replaced with "October of 2023." Which was the Board retreat and the more recent date in which the Board reconfirmed their interest in "amassing trust fund revenue sources."

Section 1.5, the phrase "and for the County to begin work on this section of the land use code to be aligned with the other public partners as well," was removed as Director Hall and Vice Chair Porter-Norton stated that it singled out the County when code reform work involved all the entities. Vice-Chair Porter-Norton stated that code work related to affordable housing is still work the County intends to undertake.

Director Sickles motioned, and Treasurer Garcia seconded to approve the LPEDA Professional Services Contract as edited in the meeting. The motion passed unopposed by voice vote.

I. DISCUSSION/UPDATES

1. FUNDING IGA – SARAH TOBER (01:21:46)

Per the Board's request, Ms. Tober and David Liberman are working on updating the IGA to allow for contribution increases in proportion to population increase, inflation, and for initiatives the Board deems essential for its mission. They will have a draft in early 2024.

2. GRANT MATRIX – SARAH SCHWARTZ (01:22:51)

The total amount requested among all entities was \$16,578,000. However, the total received was only \$4,956,000, which leaves a gap of \$11,622,025. Even if the two outstanding applications were accepted, there would still be a \$7 million gap remaining.

Despite being asked to increase their amount, Bayfield's Pine River Commons project was not invited to apply for the Stronger Communities Grant. Ms. Tober expressed disappointment and explained that Shirley Diaz had conveyed that the reasons for denial included not being enough of an infill project, not having a history with the State, and that the reviewers could not understand how the project did not pencil for the developer making any profit. Several present expressed disappointment at this ruling as the development is within walking distance of Bayfield Elementary School, is entirely dedicated to the workforce, and is a philanthropic endeavor on the developer's part. Concerns have been escalated to Patrick Rondinelli, the local representative at DOLA (Department of Local Affairs), who has identified another potential funding source. However, the developer is frustrated and does not wish to continue pursuing grants. It was stated that Mr. Brad Blake will take the lead for Charlie Albert going forward on this project. It was suggested that this situation needed to be understood by our State elected officials including Representative Barbara McLachlan, who Vice-Chair Porter-Norton agreed to call her to relay the frustration with this situation.

Similarly, the City of Durango was not asked to apply for their Durango Crossings development. Director Hensen stated that the staff reviewing the project had told her it was the most detailed and thorough application she had seen and that the City contributing land specifically acquired for infrastructure was a plus.

It was mentioned that the situation with both of the of these projects not moving forward in the State’s funding process is not completely surprising given the capacity issues at DOLA, and that there are many more applications submitted than funding available. The Board wondered which projects were funded by this particular source and more specifically, their location.

Additionally, funded by the Technical Assistance Grant, the Three-Year Workforce Housing Plan is being updated, and a housing needs assessment is being explored.

3. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (01:33:11)

Director Henson reported that the City of Durango did not apply for the Local Planning Capacity Grant through DOLA to avoid competing with the application submitted on behalf of the RHA. It was also stated that the City has hired a code reform officer specifically focused on community engagement. Prop 123 has released a few programs through CHFA, including a concessionary debt program and grants for modular home financing. The City held an educational session with Shirley Diaz from DOLA, but unfortunately, Director Henson relayed, the presentation was very confusing and left attendees with more questions than answers. It is becoming apparent that the State is receiving more requests for funding than it can award, and local developers and housing partners are not receiving the grants they have applied for. Director Hall said that overprescribing funds speaks to the need for a local funding source and that we locally cannot rely on state funds. Chairman Vaughn explained the flexibility needed to deal with the current interest rate environment for homeownership, and that rental product is currently more viable and attainable. Treasurer Garcia commented that changes within DOLA may be directly related to the Governor's order and a new executive director of DOLA.

J. MEMBER UPDATES

1. MEMBER AT LARGE (01:47:35)

Chairman Vaughn reported that he gave an update during the LPEDA's monthly membership meeting on Tuesday as to where the RHA is at and about the key goal of finding a sustainable funding source as outlined in the strategic plan for the RHA. He also shared that local apartment rental rates have dropped 10%-25%, possibly signifying an exodus of young professional, remote workers.

2. TOWN OF IGNACIO (01:48:37)

The Rock Creek Housing Project is going well; the infrastructure is underway, but it is weather-dependent. Treasurer Garcia will speak with Mr. French about the construction funding side of their work and that the Town has been working with Fading West for modular homes and HomesFund for deed-restricted units in 2024. It was reported that the Town has had some requests to utilize town-owned property that they have acquired, and the Town Board will review it. They will be putting out an RFP for the potential utilization of town properties for any development opportunities, including housing.

3. TOWN OF BAYFIELD (01:49:50)

The project related to the East End lighted intersection is waiting for congressional direct spending/communication. The Town is working on an RFP to send to local builders for Cinnamon Heights and has been working with HomesFund to begin designing deed restrictions.

4. CITY OF DURANGO (01:50:31)

Their inclusionary zoning (Fair Share) proposal was presented to the City Council. The City held a community engagement session for its Fair Share proposal and is working with Root Policy to include updates. They are gathering more feedback about those proposals, and the key objectives currently are to include rental development, adding affordable housing density bonuses to the land use code, offering fee offsets, and changes to parking requirements, which is intended to incentivize developers to construct the units instead of just paying the fee in lieu. The Inclusionary Zoning Presentation and feedback form can be found on the City of Durango's website, and they will be presenting their proposal to the Planning Commission in February before taking it before the City Council in the spring. The State has funded this program through the Department of Local Affairs. Finally, the \$4M grant money was removed from the Housing Fund account and deployed to the Best Western Residences at Durango project.

5. LA PLATA COUNTY (01:53:11)

The County is continuing to work with Cinnamon Heights and Rock Creek to get agreements in place around ARPA commitments. The County is still in negotiations with DOLA regarding the grant for infrastructure at Westside Mobile Home Park and Triangle Mobile Home Park. Work will begin in 2024 with community development staff for ways to streamline the land use code related to affordable housing. Vice-Chair Porter-Norton thanked staff and the Board for their hard work with the RHA this year and said it is exciting to see how far the RHA has come in one year.

K. MEETING ADJOURNED by Chairman Vaughn at 4:00 pm (01:54:03)

Recording:

https://us06web.zoom.us/rec/share/gzsk6MAXUIHnUJ0tQG2M7n2jtAvEbg6U0Kufp_IMO1Xaqw0DNI7OEkRonnqLTLA.TryHOA2nCfL2oYqY

Passcode:wv63het\$

PENDING APPROVAL

Regional Housing Alliance of La Plata County
Statement of Assets, Liabilities, & Net Assets

01/03/24

Accrual Basis

As of December 31, 2023 - Not Final

	<u>Dec 31, 23</u>	<u>Dec 31, 22</u>	<u>\$ Change</u>
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	233,629	226,761	6,867
Total Checking/Savings	233,629	226,761	6,867
Other Current Assets			
1400 · Prepaid Expenses	370	480	(110)
Total Other Current Assets	370	480	(110)
Total Current Assets	233,999	227,241	6,757
Other Assets			
1700 · Lease Deposit	350	0	350
Total Other Assets	350	0	350
TOTAL ASSETS	<u>234,349</u>	<u>227,241</u>	<u>7,107</u>
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	4,517	4,186	331
Total Accounts Payable	4,517	4,186	331
Total Current Liabilities	4,517	4,186	331
Total Liabilities	4,517	4,186	331
Equity			
2053 · Unrestricted Net Assets	221,788	263,943	(42,155)
2054 · Reserved for Emergencies	1,267	1,267	0
Net Income	6,776	(42,155)	48,931
Total Equity	229,832	223,055	6,776
TOTAL LIABILITIES & EQUITY	<u>234,349</u>	<u>227,241</u>	<u>7,107</u>

Regional Housing Alliance of La Plata County
Statement of Assets, Liabilities, & Net Assets

01/03/24

Accrual Basis

As of December 31, 2023

1. This is prepaid Housing CO dues 2024

Regional Housing Alliance of La Plata County
Statement of Revenues & Expenditures vs Budget - Not Final

01/03/24

Accrual Basis

	Jan - Dec 23	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3000 · Unrestricted Revenues				
3100 · IGA Member Contribution Revenue				
3101 · City of Durango	72,000	72,000	0	100%
3102 · La Plata County	137,250	137,250	0	100%
3103 · Town of Ignacio	4,500	4,500	0	100%
3104 · Town of Bayfield	11,250	11,250	0	100%
Total 3100 · IGA Member Contribution Revenue	225,000	225,000	0	100%
3121 · Interest Income - Bank Accounts	0	250	(250)	0%
Total 3000 · Unrestricted Revenues	225,000	225,250	(250)	100%
3900 · Grant Revenue	0	500,000	(500,000)	0%
Total Income	225,000	725,250	(500,250)	31%
Expense				
4002 · Grants Distributed	0	500,000	(500,000)	0%
4004 · Matching Grants Distributed	0	100,000	(100,000)	0%
4315 · Professional Services				
4398 · Prof'l Services - Admin Fee	22,800	23,000	(200)	99%
4005 · Prof Serv Audit Fees	5,200	6,000	(800)	87%
4322 · Prof'l Services- Legal Fees	3,455	2,500	955	138%
4323 · Prof'l Services- Website	0	1,200	(1,200)	0%
4394 · Prof'l Services-Hsng Strategy	178,531	178,000	531	100%
Total 4315 · Professional Services	209,987	210,700	(713)	100%
4060 · Dues and Subscriptions	345			
4080 · Liability Insurance	1,692	1,600	92	106%
4122 · Office Expense	685	5,900	(5,215)	12%
4340 · Rent	4,200	4,200	0	100%
4360 · Telephone & Internet	316	600	(284)	53%
6240 · Miscellaneous	1,000	1,000	0	100%
Total Expense	218,224	824,000	(605,776)	26%
Net Ordinary Income	6,776	(98,750)	105,526	(7)%
Net Income	6,776	(98,750)	105,526	(7)%

**Regional Housing Alliance of La Plata County
Revenues & Expenditures Detail**

01/03/24

December 2023

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
Ordinary Income/Expense											
Expense											
4315 · Professional Services											
4398 · Prof'l Services - Admin Fee											
Bill	12/01/2023			La Plata Economic Development...	mo admin	Unrestricted E...		200...	1,900.00		1,900.00
Total 4398 · Prof'l Services - Admin Fee									1,900.00	0.00	1,900.00
4394 · Prof'l Services-Hsng Strategy											
Bill	12/01/2023			La Plata Economic Development...	mo contract for 2023	Unrestricted E...		200...	14,833.33		14,833.33
Bill	12/04/2023	873		Homes Fund Inc	Shared Equity program consulting with Neighborworks CO; ...	Unrestricted E...		200...	312.50		15,145.83
Total 4394 · Prof'l Services-Hsng Strategy									15,145.83	0.00	15,145.83
Total 4315 · Professional Services									17,045.83	0.00	17,045.83
4080 · Liability Insurance											
General Journal	12/31/2023	FY 22 ...			monthly liab insurance expense	Unrestricted E...		140...	140.90		140.90
Total 4080 · Liability Insurance									140.90	0.00	140.90
4122 · Office Expense											
Bill	12/12/2023	1083804		Durango Chamber of Commerce	print & copy June-Dec 2023 1569 color; 7 b&w	Unrestricted E...		200...	204.53		204.53
Total 4122 · Office Expense									204.53	0.00	204.53
4340 · Rent											
Check	12/01/2023	bp		Durango Chamber of Commerce	mo rent	Unrestricted E...		100...	350.00		350.00
Total 4340 · Rent									350.00	0.00	350.00
4360 · Telephone & Internet											
Check	12/01/2023	bp		Fasttrack Communications, Inc.	mo service	Unrestricted E...		100...	27.24		27.24
Total 4360 · Telephone & Internet									27.24	0.00	27.24
Total Expense									17,768.50	0.00	17,768.50
Net Ordinary Income									17,768.50	0.00	(17,768.50)
Net Income									17,768.50	0.00	(17,768.50)

ATTENTION LA PLATA COUNTY

RENTERS:

Need help with 1st,
last and security?
Let us help with a
Micro-Loan!

LEASE AGREEMENT

The **La Plata County Workforce Rental Assistance Program** is offering low-cost, fixed rate micro-loans of up to \$5,000 to cover first month's rent, last month's rent and/or a security deposit for eligible La Plata County renters.

Loan Terms:

- \$5,000 Maximum Loan Amount
- Unsecured (no collateral required)
- 2% Annual Percentage Rate*
- Payable over 3 years with monthly principal and interest payments
- *\$5,000 loan amount @ 2% Annual Percentage Rate: 36 monthly payments of \$143.22
- No associated fees or pre-payment penalty.

Requirements:

- NEW lease agreement must be for a minimum of one year. Proof of lease must be provided.
- Borrower must make 80% or less of Area Median Income (AMI) for La Plata County.
- Rental property must be located in La Plata County.
- Borrower must have a minimum 660 FICO score.
- This program is First Come First Served and limited to \$100,000.
- Loan will be limited to one loan per residence. Co-borrowers are permitted though loans will be capped at \$5,000.
- No preferred rate reduction for automatic payment.

Questions?

Email: info@fswb.bank

Call: 970.3751100

Apply today at FSWB.bank

The La Plata County Workforce Rental Assistance Program is made possible through a partnership between La Plata Economic Development Alliance, La Plata County and First Southwest Bank.



Public funding strategy	DATE
RHA Board Tasks	
resolution/one pager/matrix	11/9/2023
Finalize appointments for STEER Committee	12/20/2023
due diligence matrix with RHA feedback for advisory committee	12/20/2023
send a survey to nominate folks	11/15/2023
Develop a draft budget for effort in 2024	12/15/2023
bring in some extra funds to support alliance work	1/31/2024
Launch Advisory committee in January	1/31/2024
Set up bi-weekly meetings with the STEER Committee	
supporting expertise	
Laurie-polling	
attorney when needed	
communications	
tabor lawyer	
timeline	
due diligence done by late March	4/30/2023
April housing summit	4/30/2024
talking to electeds in May/June	
first conversation on joint sales tax	Jan-24

Representation and Specific Names	Name	Email	Who contacts?
9R school District (there are 3 in the county)	Christopher Coleman - Chief Operations Office	ccoleman@durangoschools.org	
FLC	Steve Schwartz	SSCHWARTZ_S@fortlewis.edu	
Realtor	John Wells or Zane Wells	johnw@wellsgroupdurango.com or zane@wellsgroup	Eva
Realtor	Gina Piccolli	Marsha has it	Marsha
Developer--FCI	Mike Foutz	mfoutz@fciol.com	Pat or Marsha
Banker	Mike Burns	I can find it	Marsha
CDFI	Lisa Bloomquist Palmer (?)	Lisa Bloomquist Palmer <lisa@homesfund.org>	
Latinx Community Representative	Beatrice Garcia or a rep	I can find them	Marsha
In the Weeds	Truett 'Blaine' Bailey	director@intheweedsco.org	
Durango Chamber of Commerce	Jack Llewellyn	jack@durangobusiness.org	
Ignacio Chamber of Commerce			
Bayfield Chamber of Commerce			
Healthcare Representative	Greg Phillips (his is organizing the LPHCIC)	gregp@sofcorp.com	Marsha
Hospital	Brandon Mencini	Mencini, Brandon R <BrandonMencini@Centura.Org>	Marsha (he may appoint someone)
Tribe or Growth Fund	Shane Seibel	sseibel@sugf.com	
Agriculture rep	Karen and Jerry Zink	Marsha has them	Marsha
Library Rep	Luke		
Parks and open space	Cathy Metz		
Faith Community rep	Julie Cooley		
Forest Servie Rep	Dave Neely (note: Feds cannot work on campaign)	Marsha	Sarah T?
Restaurant Industry	Tim Turner	?	
BID (Business Improvement District)	Tim Walsworth?	Tim Walsworth <timw+downtowndurango.org@ccsend.com>	
Silvernest	Liza Tregillus	lizatrig@gmail.com	Eva
Other ideas:			
- someone from YPOD	Bill Carver	Bill Carver <billdurango@gmail.com>	
- Rachael Landis from Good Food Collective	Ellen Stein	ellen.stein@fswb.com	
-	Tom Barney	Tom Barney <tom@heybarney.com>	
	Briggen Wrinkle	Briggen Wrinkle <briggen@swcommunityfoundation.org>	



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Regional Housing Alliance (RHA) S.T.E.E.R. Committee
(Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams)
Help the RHA Explore Local Funding Sources for Workforce Housing

BACKGROUND

Access to workforce housing in La Plata County is at a tipping point; in just 3 years housing costs have increased 30-35%. In a recent survey regarding the use of the lodger's tax, the three primary concerns identified by community members were: access to affordable housing, traffic congestion and overdevelopment, and homelessness. Almost one in three say that housing is the most important problem facing the County and the lack of affordable workforce housing, as well as homelessness, are seen as extremely/very serious problems by strong majorities of voters.

In response to various public conversations about these critical needs, the La Plata Economic Development Alliance (Alliance) and Regional Housing Alliance (RHA) requested technical assistance services from the state of Colorado to undertake a process to explore a public funding source in 2024. Through a contract from the Department of Local Affairs, the RHA has consulting support from Clark Anderson of Community Builders and Jenn Lopez of Project Moxie. The consultants are working closely with RHA contracted staff and the Alliance leadership to develop a process for this exploration in 2024. RHA is appointing a STEER Committee that will begin meeting in January and will review several strategies to create a more robust and potentially permanent local funding source for workforce housing in La Plata County under RHA's statutory authority.

THE TIME IS NOW

La Plata County has never had a more unaffordable housing market. COVID-19 slowed construction while out-of-area remote workers competed for limited housing stock and drove up the costs of housing for the local workforce. Exacerbating the housing crunch was an increase in construction pricing and rising interest rates. As of October 2023, the Median Single-Family Residential (SFR) Sales Price was: \$791,000 and was up 28% year-to-date. Although rental data is more difficult to obtain, there is significant anecdotal evidence that rents are as high as \$1,500-1,800 a month for studios, and over \$2,000 for two bedrooms which are in much higher demand.

Fortunately, the region has a *Three-Year Workforce Housing Investment Strategy*, a pipeline of below-market housing developments, and several opportunities to apply for new state funds. The passage of Proposition 123 in 2022 created a new \$300-million-dollar state housing trust fund which became available to projects in the fall of 2023. All local governments in La Plata County opted in for Prop 123 and will have the opportunity to apply for these new state funds for housing projects. However, each project will need to identify match funds to be competitive. There has never been a more opportune time to create a local source of funds for housing.

RHA ROLE

A statute passed in 2003 describes how local governments can come together to form a special entity and levy public funds or facilitate bond financing to provide resources and support for housing activities. In 2004, the RHA was created as a multi-jurisdictional housing authority and one of its primary purposes was to create a local housing fund. In May of 2022, the RHA confirmed its interest in assessing housing trust fund revenue sources and putting forth recommendations to a broader community stakeholder group.

According to the [La Plata County Three-Year Workforce Housing Investment Strategy](#) commissioned by the Economic Development Alliance, the RHA is the agency best positioned to (1) coordinate local government technical assistance, (2) track a countywide project pipeline and requests for activities that require interagency agreements or local government resources to match for competitive federal and state programs, and (3) implement a long-term funding source for housing initiatives in La Plata County. Funds levied by this tax would be administered by the RHA which is governed by a Board of Directors representing four local governments. Funds would be used for predevelopment, staffing, capacity building, and gap or match funding for land acquisition and infrastructure.

Frequently Asked Questions (FAQ)

1. Why do we need a local housing fund; I thought the state just passed Proposition 123 and there are millions of dollars available for housing?

Although the state did just pass a new measure that created hundreds of millions in new resources the demand for these resources is significant. The first few application rounds were oversubscribed 10 to 1. As a result, communities are recognizing the need to provide funding for projects at the local level to make their state applications for funding more competitive.

2. What would local housing resources be used for?

Funds would be used to implement the Economic Development Alliance’s [Three-Year Workforce Housing Investment Strategy](#) which prioritizes the necessary steps to create affordable housing for the local workforce across La Plata County. The overall strategy addresses rental housing, homeownership, an effort to initiate housing development, the preservation of existing affordable housing options, and the creation of a local housing trust fund. As laid out in the document and the table below, the strategic plan strives to create 715 new units/mortgages and preserve 120 total units.

DEVELOPMENT & PRESERVATION PIPELINE

	Anticipated Below Market Units	Subsidy needed per unit	Subsidy to support existing pipeline	Cost to increase units by:		
				10%	20%	50%
LIHTC Rental	170	\$45,000	\$7,650,000	\$765,000	\$1,530,000	\$3,825,000
Rental	50	\$72,000	\$3,600,000	\$360,000	\$720,000	\$1,800,000
Homeownership	195	\$193,000	\$37,635,000	\$3,763,500	\$7,527,000	\$18,817,500
Land Development Initiative	300	\$132,500	\$39,750,000	\$3,975,000	\$7,950,000	\$19,875,000
Mobile Home Park Preservation via Acquisition	70	\$118,000	\$8,260,000	\$826,000	\$1,652,000	\$4,130,000
Mobile Home Park Rehab	TBD	TBD	TBD	TBD	TBD	TBD
Rental Preservation	50	\$22,000	\$1,100,000	\$110,000	\$220,000	\$550,000
Total New Units/Mortgages	715	-	\$88,635,000	-	-	
Total Units Preserved	120	-	\$9,360,000	-	-	-

Approximately 50% of required subsidy may be available from state and federal resources. Reaching these subsidy amounts will require leveraging local, state, federal, private and philanthropic resources.

3. Housing Catalyst Fund

The Economic Development Alliance also recently launched a Catalyst Fund—a grant program dedicated to funding predevelopment activities and to spark development in the region. In its first round of funding in late Spring 2023, four awarded projects are estimating the creation of a minimum of **175 new affordable units**.

4. Who would administer the fund?

RHA is requesting that the STEER Committee provide feedback on questions such as this one. There are a few options for fund administration and transparency in the funding decision process will be essential.

5. What is the timeline for this initiative?

The STEER Committee will be seated and meeting by January 2024. They are tasked with deciding if a public funding source is viable; answering what source, when, and how it would be pursued. They would also identify education opportunities and provide some feedback on how the fund could be administered.

For More Information Contact:

Mike French, The Alliance Executive Director, mike@yeslpc.com, 970.259.1700

Sarah Tober, RHA Director, sarah@yeslpc.com, 970.259.1700

2024 GOAL TRACKER

ACTION	RESPONSIBLE	PRIORITY	STATUS	START	END	NOTES
Goal #1: Provide Leadership in Attaining Funding						
1. Pass Resolution	RHA Staff and Board.		Completed	11/23	12/23	
2. Clarify and communicate regional housing needs	RHA	High	In Progress	11/23	2/24	
3. Create a STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams)	RHA	High	In Progress	11/23	3/24	
4. Conduct updated polling	RHA	Medium			4/24	
5. Consistent engagement of jurisdictions and partners	RHA	High	In Progress	Ongoing	Ongoing	
Strategy 2. Build Community Awareness and Support for Dedicated Funding						
1. Stakeholder Convening	RHA	High		1/24		
2. Regional Housing Summit	RHA	Medium	In Progress		4/24	
3. Targeted Engagement	RHA	Medium			Ongoing	
4. Create Communication Tools and Strategy	RHA	High	In Progress	11/23	2/24	
5. Build a Broad Coalition of Support	RHA + Partners	Medium	In Progress		Ongoing	
Goal #2: Attain outside funding to support local housing projects and programs.						
1. Proposition 123 Funds	RHA Staff and Board	Medium	In Progress	1/23	Ongoing	
2. Low Income Housing Tax Credit projects	RHA Staff and Board	Medium	In Progress		Ongoing	
3. Technical assistance and capacity building opportunities	RHA Staff and Board	Low	In Progress		Ongoing	
Strategy 2. Position to Leverage Resources						
1. Develop Program Policies and Procedures for Limited Partnership Activities for Tax Exemption and LIHTC projects.	RHA Staff and Board	Low			2/24	
Strategy 3. Align Local Policies with Regional Housing Goals						
1. Create a Policy Environment that Supports Local and Regional Housing Goals	RHA Staff and Board	Low			1/25	



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REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY

2024 STRATEGIC PLAN





ACKNOWLEDGMENTS

This strategic plan was created through technical assistance provided to the Regional Housing Alliance of La Plata County through the Colorado Division of Housing (DOH) Affordable Housing Toolkit for Local Officials program. It was developed through strategic worksessions with the RHA Board in October 2023.



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THE MARKET AND POLICY LANDSCAPE

Several external factors shape the market conditions and strategic context for our work. The RHA board assessed several of the most significant, as outlined below.

Challenging to Navigate State and Federal Funding. ARPA funds, which provided a needed boost in capacity for housing work - including funded local positions - end in mid-2024. Similar federal sources are unlikely in the current environment, creating a hole that is difficult to fill. While Prop 123 Funding is coming online - and all local jurisdictions are eligible, the processes and roll out of Prop 123 funds have been confusing and sources are oversubscribed. State and federal funding remain important, but have challenges.

Interest Rates Reduce Investment and Increase Costs. Rising interest rates - from 4.5% to more than 8% - are impacting homebuyers with higher mortgage payments. Higher rates for construction and financing are increasing costs and slowing down market production. RHA Board Members note that this environment suggests a patient approach that works on current opportunities, while also positioning for the future when conditions are more favorable.

Challenging Regional Market Dynamics. High costs of labor and materials, and the lack of production builders, are regional challenges that contribute to higher costs and reduced production. Greater numbers of vacation rentals and second homes increase pricing and push market production towards high-end products.

Infrastructure Needs and Limitations.

Infrastructure remains a significant barrier to new development as well as repurposing of existing buildings or properties. Federal funding for infrastructure presents an opportunity to address these needs, but in many cases, work is needed to connect these funds with capital projects that also align with housing goals.

Lack of Choices, Inventory, and Affordability.

Our market dynamics reflect an unbalanced market lacking sufficient supply and diversity overall, leading to a severe lack of homes that are affordable to middle- and lower-income households.

Growing Need for Gap Finance. These conditions require commitment to creating: (a) conditions that support a more balanced market, and (b) resources and capacity to increase the availability of below-market housing. The latter need is best met with flexible funding that can increase the feasibility of delivering below-market homes (rental and ownership). In light of state and federal funding dynamics, local funding is increasingly the key to success.

RHA POSITIONING: RESPONDING TO SHARED CHALLENGES AND OPPORTUNITIES

While the external factors above are largely out of our control, there are several regional needs the RHA is positioned to influence and respond to. While all represent opportunities, some have headwinds and will require more effort to gain traction, while others benefit from tailwinds of existing progress and momentum. Together, they shape our strategic priorities for 2024 and beyond.

TAILWINDS: OPPORTUNITIES TO BUILD ON CURRENT PROGRESS AND MOMENTUM.

Build on Effective Collaboration. The RHA provides a key hub for productive collaboration on local and regional housing issues. Current support and momentum for working together on regional approaches should be leveraged and stewarded by the RHA. Since reconvening, the RHA has coordinated technical assistance, grant writing, program development, and training opportunities for its local government entities. This work has improved collaboration and built shared capacity, creating immediate value. It should continue.

Current Momentum and Political Will. Currently, there is momentum as well as community and political support for the RHA and housing work more broadly. Demonstrated action as well as effective communication and outreach are needed to sustain and build on current support.

Communication, Education and Outreach. A lack of understanding and awareness makes current community and political support for housing tenuous. Additional work is needed to build support for local funding and minimize opposition to future below market projects.

Leveraging Existing Housing Strategies and Organizational Infrastructure. Existing plans, including the 3-Year Workforce Housing Investment Strategy (LINK), provide valuable tools and direction to guide our efforts. Relatedly, we have a robust

network of housing entities that is positioned to respond to many of our current needs.

Opportunity to Provide Tax Exemption for Future Low-Income Housing Tax Credit (LIHTC) Developments in the region. The RHA is uniquely positioned as a housing authority to provide limited partnership and property tax exemption to future low income housing tax credit projects. This creates modest fees and significant leverage over future projects. This also lends itself to coordinating regional LIHTC applications and minimizing more than one application being submitted per round.

HEADWINDS: OPPORTUNITIES TO OVERCOME KEY CHALLENGES AND BARRIERS TO PROGRESS

Address the Need for Dedicated Local Funding. Currently, our communities lack dedicated funding streams to invest in below market housing, which increasingly relies on local funds for matching state and federal funds, gap financing, and delivery of local programs and services.

Local Development Policies and Procedures. Plans, policies and procedures that shape local development are increasingly important moving forward. Improvements and baseline best practices are required for Prop 123 and Strong Communities funds. As a regional body composed of local jurisdictions, the RHA is in position to help guide a coordinated effort.

RHA's Primary Value

Convener & Hub for Regional Collaboration Address Funding Needs
Capacity for Regional Housing Work
Pursue/Coordinate Opportunities (TA, grants, etc)
Elevate Awareness & Support for Housing
Enable Public Private Partnerships

Current Priorities & Areas of Focus

Build on Current Collaboration
Funding + Resources

- *State and Federal Grants*
- *Dedicated Local Funding*
- *Other sources / programs / support*

Enable Improvements to local policies
Tax exemption authority

STRATEGIC PRIORITY 1

PROVIDE LEADERSHIP IN ATTAINING FUNDING

The RHA plays a key role in pursuing grant funds (and other resources) to address regional housing needs. In addition, creating a dedicated source (or sources) of local funding is a priority for the RHA. Given its role, jurisdictional make-up, and regional orientation, the RHA is well positioned to play a central and/or coordinating role in both of these areas.

Goal 1: Create dedicated funding for affordable housing projects and programs

Strategy 1. Complete due diligence work in a way that addresses key questions, builds engagement and support, and provides a clear path forward.

1. Pass Resolution. Pass a resolution to articulate RHA's commitment to creating dedicated local funding.

LEAD: RHA Staff and Board. **TIMING:** Dec 2023

2. Clarify and communicate regional housing needs. Update understanding of needs to be able to clearly articulate the problem and need for local funding.

- Number of units needed for rental and ownership
- Scale of funding needed to address local needs
- Range of needs across AMI levels
- Build on Alliance's Updated Workforce Housing Investment Strategy

LEAD: RHA. **TIMING:** Nov 2023 - Feb 2024

3. Create a STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams). Engage regional leaders in an STEER Committee empowered to address key questions and advise on how to move forward, such as:

- *Source and level of funding.* Evaluate options and identify recommendations.
- *Uses of funding.* Identify how dedicated funds could be used.
- *Structure and decision making.* How are funds received and allocated? Who makes decisions about what is funded?

While participants should support affordable housing, the group should reflect diverse viewpoints and backgrounds in the community. This will likely require basic steps to increase access and agency of all involved, including: facilitation, learning sessions, and translation.

LEAD: RHA. **TIMING:** Feb/Mar 2024

4. Conduct updated polling. Use polling to gauge community sentiment on the support for creating local funding, as well as for potential uses, sources, structure, and decision making.

LEAD: RHA. **TIMING:** April 2024

5. Consistent engagement of jurisdictions and partners. Ensure ongoing communication and collaboration with partners, particularly local governments, to ensure a coordinated approach that ultimately brings key partners together around a path forward.

- Use resolution to inform and encourage coordinated engagement
- Provide updates to jurisdictions/partners on progress of working group
- Engage jurisdictions in determination of if and how to move forward

LEAD: RHA. **TIMING:** Ongoing

Strategy 2. Build Community Awareness and Support for Dedicated Funding

1. Stakeholder Convening. Engage key partners and stakeholders in a meeting about needs, as well as findings and recommendations of the STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams).

LEAD: RHA. **TIMING:** Jan - April 2024

2. Regional Housing Summit. Organize and deliver a regional housing summit that engages the broader community in learning and dialogue about the need and role of local funding and steps being taken to create it.

LEAD: RHA. **TIMING** April 2024

3. Targeted Engagement. Use focus groups, open houses, or other types of outreach to engage a broader segment of the community, including those who are unable or unlikely to attend a larger workshop or event.

LEAD: RHA. **TIMING** Ongoing

4. Create Communication Tools and Strategy. Invest in creating basic communication tools to increase awareness and build a strong case for the need for dedicated funding.

LEAD: RHA. **TIMING** Nov 2023 - Feb 2024

5. Build a Broad Coalition of Support. Work with partners to build a broad-based coalition of support. This coalition is best suited to guide subsequent efforts, including leading a successful campaign, which RHA member jurisdictions are not able to engage in. This activity requires attention to key roles and activities, including:

- Group coordination and, if needed, facilitation.
- Ongoing and effective communication
- Development of timelines and activities for grassroots community engagement
- Basic tools/approaches to increase access and agency of partners (e.g. translation)

LEAD: RHA + partners. **TIMING** Ongoing

Goal 2: Attain outside funding to support local housing projects and programs.

The RHA, through its partnership with the La Plata Economic Development Alliance, should continue to lead and support local and regional efforts to attain funding, technical assistance, and other resources in support of local and regional housing needs. The opportunities listed below are only some of those that the RHA and its partners can pursue.

Proposition 123 Funds. All jurisdictions in La Plata County opted into Prop 123, opening doors to receive newly created state housing funds. Our region will be more successful with a coordinated approach to pursuing these funds, which the RHA can support.

Low Income Housing Tax Credit projects. The Low Income Housing Tax Credit (LIHTC) program is the largest affordable housing program in the nation. In Colorado, the program is administered by the Colorado Housing and Finance Authority (CHFA). The 9% program provides greater equity for projects, but is competitive. Regions that coordinate LIHTC project opportunities are generally more effective and successful. Here again, the RHA can help coordinate these efforts and add capacity if needed.

Technical assistance and capacity building opportunities. The RHA will continue to coordinate and/or lead efforts to attain technical assistance and capacity building resources. In 2024, one priority will be opportunities that create resources to align local land use policies with affordable housing needs and goals, which is also an important step for Prop 123 Funding.

STRATEGIC PRIORITY 2

POSITION TO LEVERAGE RESOURCES

Goal 1. Develop Program Policies and Procedures for Limited Partnership Activities for Tax Exemption and LIHTC projects.

Strategy 1. Hold a work session on property tax exemption and limited partnership activities. Confirm whether RHA would like to take on this role.

1. Work Session. Coordinate with RHA consultant Jenn Lopez to provide training and guide the board through a conversation on this potential strategy. If the board decided to pursue the strategy, work with consultants to develop policies and procedures and develop legal agreement templates for partnership status. Decide on a fee structure and any other components of a program.

LEAD: RHA **TIMING:** February 2024.

STRATEGIC PRIORITY 3

ALIGN LOCAL POLICIES WITH REGIONAL HOUSING GOALS

Goal 1. Create a Policy Environment that Supports Local and Regional Housing Goals

Strategy 1. Coordinate a collaborative effort to align local plans, policies, procedures and investments with local and regional housing goals.

1. Create a Planning and Policy Working Group that engages staff from each jurisdiction, as well as additional expertise, that can work together to assess the challenge and offer findings and recommendations. This group will work through several key steps, including.

A. Review existing plans and policies with a focus on current or recent efforts to update local policies in support of housing needs, as well as shared goals or principles that are common across various local plans and policies.

B. Clarify Needs and Challenges. Work with local partners, including developers, housing experts,

planners, who can pinpoint specific challenges in local plans, policies, procedures, or infrastructure practices.

Pursue Funding for Support. While this action does not require outside assistance, the work could be significantly enhanced with outside expertise. The RHA should continue seeking funding or technical assistance focused on evaluating local codes, procedures, and related activities.

C. Develop Community Planning Principles. Building off of common themes, goals, and strategies, as well as identified challenges, work together to craft a set of Community Planning Principles that outline basic best practices that all jurisdictions can agree upon.

D. Recommend Opportunities for Improvement. Using the work completed, identify a set of opportunities to update or improve local plans, policies, procedures, or related development and investment decisions. For some, the first step may be additional work and study.

In addition to potential reforms within each jurisdiction, this likely also includes identifying ways to improve coordination on land use, transportation, and infrastructure decisions that shape and impact housing costs and feasibility.

LEAD: RHA **TIMING:** 2025

2. Follow through on policy reform at the local level. Develop a budget and timeline for working through the changes and opportunities identified. This step must acknowledge the need for each jurisdiction to follow its own political and public engagement processes.

LEAD: Jurisdictions **TIMING:** 2025

**FIFTH AMENDED AND RESTATED BYLAWS OF THE
REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY**

ARTICLE I – THE RHA

1. Establishment. The Regional Housing Alliance of La Plata County, (RHA), a multi-jurisdictional housing authority, was formed as a political subdivision and public corporation of the State of Colorado pursuant to C.R.S. § 29-1-204.5, and an Intergovernmental Agreement (IGA) by and between La Plata County, Colorado, the City of Durango, the Town of Ignacio and the Town of Bayfield, dated August 5, 2004 (the “IGA”), as amended.
2. Office of the RHA. The office of the RHA shall be at such place in La Plata County as the RHA Board of Directors may designate by resolution.

ARTICLE II – DIRECTORS, OFFICERS AND MEETINGS

1. Board of Directors. As provided in the IGA, The RHA is governed by a Board of Directors, in which all legislative power of the RHA is vested. The Board of Directors is comprised of nine board members. Each of the entity parties to the IGA appoint two Directors to the Board of Directors, and the Board of Directors by majority vote of the other party appointed members shall select one additional Director at large who has experience or expertise in areas related to the services provided by the RHA, such as real estate, banking, finance, legal or social services. If an entity fails to appoint a Director within sixty days of the date when the vacancy began, then the appointing entity shall be deemed to have relinquished the right to appoint that Director’s seat for the applicable term of the seat. Any relinquished seat shall be filled by the majority vote of the RHA’s Board of Directors. The entity that relinquished its right to appoint a Director shall again have the right to appoint a Director when there is a vacancy in that seat for any reason, including the end of the term or a resignation. Each party shall establish the term of office of the Director appointed by that party, and the term of office for each Director shall be communicated to the RHA. The term for the appointed at-large Director shall be three (3) years but such Director shall serve until his/her successor is appointed by the other members of the Board of Directors. A Director may be reappointed by any party for successive terms. Any Director may resign at any time, effective upon receipt by the Secretary or the President of written notice signed by the person who is resigning. Each Director serves at the pleasure of his or her appointing entity. The appointing entities may terminate the appointment of its appointee, at will at any time without cause. Furthermore, unless excused by the Board, if a Director fails to attend three consecutive meetings of the Board, or otherwise fails to perform any of the duties devolving upon them as a Director, they may be removed by the Board and the appointing entity shall fill such vacancy within sixty (60) days after such removal. Consideration of removal of a Director by the Board shall be at a regular or special meeting of the Board, reasonable notice of which shall be given to the Director to be removed, and to the entity which

appointed them. Directors shall receive no compensation for services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of their duties. Each Director shall have one vote on matters brought before the Board. A majority of the Directors shall constitute a quorum and a majority of the quorum shall be necessary for any action taken by the Board. Notwithstanding the foregoing, or any other provision herein to the contrary, the following actions shall require the approval of seventy-five percent (75%) of the full board of directors: (i) condemnation of property for public use; (ii) proposal of ballot initiatives; (iii) the removal of a director; and (iv) termination of the RHA. The Directors shall govern the business and affairs of the RHA. The Directors shall also comply with all provisions of parts 1, 5, and 6 of article I of title 29 of the Colorado Revised Statutes, which provisions relate to the obligations of local governments with respect to budgets, accounting, and audits, as such provisions may be amended from time to time.

2. Officers. The officers of the RHA shall be a President, a Vice President, a Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary. The Secretary and Treasurer need not be a Director of the RHA.

a. Election and Term of Office. The officers of the RHA shall be elected annually by the Board at the January meeting or first meeting of the calendar year. Each officer shall hold office until his/her successor shall have been duly elected and shall have been qualified or until his or her death or until he or she shall resign or shall have been removed in the manner hereinafter provided.

b. Resignation or Removal. Any officer may resign at any time, effective upon receipt by the Secretary or the President of written notice signed by the person who is resigning. Any officer or agent may be removed by the Board of Directors whenever in its judgment the best interests of the RHA will be served thereby

c. Vacancies. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term.

d. Duties.

(i) President: The President shall be the principal executive officer of the RHA and, subject to the control of the Board of Directors, shall in general supervise and control all of the business and affairs of the RHA; shall, when present, preside at all meetings of the Board of Directors; may sign, with the Secretary or any other proper officer of the RHA deeds, mortgages, bonds, contracts, or other instruments which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors to some other officer or agent of the

RHA, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

(ii) Vice President. In the absence of the President or in the event of his or her death, inability or refusal to act, the Vice-President shall perform the duties of the President, and when so acting, shall have all the powers of and be subject to all the restrictions upon the President. The Vice-President shall perform such other duties as 'from time to time may be assigned to him by the President or by the Board of Directors.

(iii) Secretary. The Secretary shall: (a) keep the minutes of the proceedings of the Board of Directors; (b) see that all notices are duly given in accordance with the provisions of the C.R.S. 24-72-201 et seq and the IGA or as otherwise provided by law; (c) sign with the President; (d) and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the President or by the Board of Directors.

(iv) Treasurer. The Treasurer shall be the financial officer for the RHA and shall: (a) coordinate with the department of revenue regarding the collection of sales and use tax authorized pursuant to paragraph (f.1) of subsection (3) of C.R.S. § 29-1-204.5; (b) have charge and custody of and be responsible for all funds of the RHA; (c) receive and give receipts for moneys due and payable to the RHA from any source whatsoever, and deposit all such moneys in the name of the RHA in such banks, trust companies or other depositaries as designated by the Board of Directors; (d) and in general perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned by the President or by the Board of Directors. All checks written from an RHA bank account over \$10,000 shall require the signature of the Treasurer and a single member of the Board of Directors or the signature of two members of the Board of Directors.

2. Regular Meetings. Regular Board meetings shall be held at such time and place as originally designated or subsequently changed by resolution and adopted by the Directors at any regular or special meeting. All meetings shall be held at the RHA office in the absence of a specific designation of another meeting place in any such resolution. In the event that the date of any regular meeting as provided in any such resolution shall fall on a Saturday, Sunday or legal holiday, the meeting shall be held on the next succeeding calendar day at the place and time designated in the resolution.

3. Special Meetings. Special meetings may be called at any time by the President or by a majority vote of the Directors. Written notice of such meeting must be delivered in person, by facsimile, mail or email at least 24 hours prior to said meeting. Said notice shall specify the meeting time and place and the business to be transacted. No other business shall be considered at such meetings. Such notice may be dispensed

with as to any Director who prior to the time the meeting convenes, files with the Secretary a written waiver of notice.

4. Posting Notice of Meetings. Notice of any regular or special meeting of the Directors shall be posted at the RHA office and the La Plata County Courthouse at least 24 hours prior to the time of such meeting, as specified in the notice.

5. Public Meetings. All regular and special meetings of the Board shall be open to the public except for such executive sessions as allowed by C.R.S. § 24-6-401.

6. Order and Conduct of Business. At the regular meetings of the Board, the following shall be the order of business:

- a. Roll Call
- b. Approval of the Agenda
- c. Approval of the minutes of the previous regular meeting and any intervening special meeting
- d. Consent Agenda (approval of action items not requiring discussion)
- e. Decision Agenda (consideration of action items requiring discussion)
- f. Report of Directors and Officers
- g. Committee Reports
- h. Public Comment
- i. Adjournment

No formal action may be taken on any item that does not appear on the posted Agenda.

7. Manner of Voting. All questions presented to the Board shall be in the form of motions or resolutions, chronologically numbered. All resolutions shall be in writing and entered into the minutes of the meeting. A Director proxy shall not be accepted, recognized or valid for any purpose. Votes shall be cast and displayed so that each Director's vote may be recorded by the Secretary. In the event that a clear majority cannot be determined, the presiding officer shall call the roll for voting. At the conclusion of the voting, the presiding officer shall announce the results of the vote, stating whether the measure carried or failed and by what vote. In the event of a tie, the vote is lost; however, the presiding officer or any Director may request the item carry forward to the next regular meeting at which the full Board will be present.

8. Quorum. As provided in the IGA, a majority of the Directors (at least 5 out of 9 Directors) shall constitute a quorum, and a majority of the quorum present at the meeting shall be necessary for any action taken by the Board. Notwithstanding the foregoing, the following actions require the approval of seventy-five percent (75%) of the full Board of Directors (which is at least 7 out of 9 Directors): (i) condemnation of property for public use; (ii) proposal of ballot initiatives; (iii) the removal of a Director under Section 3.1(d) of the IGA; and (iv) termination of the RHA.



REGIONAL
HOUSING
ALLIANCE

RESOLUTION NO. 2024-01

(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (RHA) TO DESIGNATE CERTAIN PUBLIC PLACE(S) FOR THE POSTING OF ALL MEETING NOTICES PURSUANT TO THE OPEN MEETINGS LAW, C.R.S. 24-6-402

WHEREAS, State law requires that local public bodies annually designate a public place(s) within their jurisdictional boundaries for the posting of meeting notices at the local public body's first regular meeting of each calendar year and that any meetings at which the adoption of any proposed policy, position, resolution, rule, regulation or formal action occurs or at which a majority or quorum of the body is in attendance or is expected to be in attendance, shall be held only after full and timely notice to the public; and,

WHEREAS, No such designation has yet been established for this year; and,

WHEREAS, The Board of Directors of the Regional Housing Alliance of La Plata County holds transparency and public engagement with the utmost regard.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. All meeting notices for the year 2023 shall be digitally posted on the official public website of the Regional Housing Alliance of La Plata County: laplatahousing.colorado.gov. The notice shall be accessible at no charge to the public. The Regional Housing Alliance of La Plata County shall, to the extent feasible, make the notices searchable by type of meeting, date of meeting, time of meeting, agenda contents, and any other category deemed appropriate by it, and shall consider linking the notices to any appropriate social media accounts of it.

SECTION 2: The Regional Housing Alliance of La Plata County shall provide the address of the website to the Department of Local Affairs for inclusion in the inventory maintained pursuant to section 24-32-116.

SECTION 3: The Regional Housing Alliance of La Plata County may, at its discretion, also post a notice by any other means, including in a designated public place pursuant to subsection (2)(c)(I) of the Open Meetings Law; which shall not be construed to require such other posting.

SECTION 4: The Regional Housing Alliance of La Plata County designates a public place within the boundaries of it, which is at the address of 2301 Main Ave Durango, at which it may post a notice no less than twenty-four hours prior to a meeting if it is unable to post a notice online in exigent or emergency circumstances such as a power outage or an interruption in internet service that prevents the public from accessing the notice online.

SECTION 5. All meeting notices shall be posted at least 24 hours prior to said meeting. The posting shall include specific agenda information where possible.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 11th day of January 2024.

ATTEST:

BOARD OF DIRECTORS
REGIONAL HOUSING ALLIANCE OF LA
PLATA COUNTY

X

X

Representative of La Plata Economic
Development Alliance, Secretary

Patrick Vaughn, President



REGIONAL
HOUSING
ALLIANCE

RESOLUTION NO. 2024-02

(Pursuant to 29-1-108, C.R.S.)

A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (RHA) TO SUBMIT AN APPLICATION TO THE COLORADO DEPARTMENT OF LOCAL AFFAIRS (DOLA) FOR THE LOCAL PLANNING CAPACITY GRANT PROGRAM

WHEREAS, The Local Planning Capacity Grant Program, is an initiative of Proposition 123 designated funds. The intention of this grant program is to increase the capacity of local government planning departments responsible for processing land use, permitting, and zoning applications for affordable housing projects; and,

WHEREAS, the RHA is a multijurisdictional housing authority created in 2004, pursuant to C.R.S Section 29-1-204, to assist its local government members La Plata County, the Town of Bayfield, the Town of Ignacio, and the City of Durango, to create affordable housing opportunities; and,

WHEREAS, On September 4th, 2023, Mark Garcia, Town Manager of Ignacio, Colorado, and Treasurer of the RHA Board of Directors, submitted a letter of intent (LOI) to DOLA on behalf of and with full knowledge and support from the RHA, in accordance with the requirements of the Local Planning Capacity Grant Program; and,

WHEREAS, On December 14th, 2023, the RHA was invited to apply for the Local Planning Capacity Grant; and,

WHEREAS, the application and grant portal for the Local Planning Capacity Grant Program opened on January 3rd, 2024, and the RHA intends to submit a grant application for this funding opportunity by February 15th, 2024, the deadline of the same; and,

WHEREAS, The RHA is submitting the grant application to coordinate efforts on behalf of the region to build capacity and increase affordable housing development in La Plata County, the Town of Bayfield, the Town of Ignacio and the City of Durango; and,

WHEREAS, Grant funds would immediately increase capacity by funding more dedicated contracted time for programmatic tasks as well as hiring consultants to create one-time program infrastructure. These proposed activities are critical pieces to ensuring the RHA service area can meet Proposition 123 baseline commitments; and,

WHEREAS, If the RHA is awarded a Local Planning Capacity Grant, funds would provide critical technical assistance, provide capacity to coordinate projects, identify and coordinate future grant opportunities, and create additional capacity to review public parcels, develop a preservation database, and create a Proposition 123 funding and project tracker. These activities would greatly help ensure the region has the best chance to meet its development goals over the next three years; and,

WHEREAS, The La Plata Economic Development Alliance, a local non-profit, and Project Moxie, a housing consultant, being aligned with the mission of the RHA, have been retained to provide certain professional and administrative services for and on behalf of the RHA; and,

WHEREAS, A local jurisdiction is required to submit the grant application to the State of Colorado. Mark Garcia has agreed to help to submit the grant on behalf of the RHA; and,

WHEREAS, The Department of Local Affairs will notify grant recipients by the end of March, 2024.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the Regional Housing Alliance of La Plata County, Colorado:

SECTION 1. The Board of Directors of the RHA hereby instructs and authorizes Mark Garcia, the staff of the La Plata Economic Development Alliance, and Project Moxie, to apply for The Local Planning Capacity Grant Program on behalf of the RHA by February 14th, 2024.

SECTION 2. If the RHA is awarded a Local Planning Capacity Grant, the Board of Directors shall have oversight of the implementation and distribution of those funds and shall ensure that all activities pertaining thereto are aligned with the Mission Statement of the RHA.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO this 11th day of January, 2024.

ATTEST:

BOARD OF DIRECTORS
REGIONAL HOUSING ALLIANCE OF LA
PLATA COUNTY

X

X

Representative of La Plata Economic
Development Alliance, Secretary

Patrick Vaughn, President

	Grant/Funding Title	Funding Body	Type of Project	Amount Requested	Adj. Amount Requested	App Status	Date Submitted	Amount Received
BAYFIELD	HB22-1304 & 1377	NLIHC	Infrastructure	\$2,656,158	\$2,000,000	Approved	3/1/23	\$2,000,000
	HB22-1304 Strong Communities Grant	DOLA	Infrastructure	\$1,919,000	\$3,803,000	Denied	8/16/23	\$0
DURANGO	HB22-1304 Infrastructure and Strong Communities	DOLA	Infrastructure	\$4,000,000	\$0	Denied	8/18/23	\$0
IGNACIO								
LPC								
RHA	Local Planning Capacity Grant	DOLA	Administration /Planning	\$0	\$0	LOI Approved	12/4/23	\$0

Project Summary

Cinnamon Heights - Infrastructure for 30 to-be Deed Restricted Townhome units. Lots owned by Town of Bayfield. Start 2023. Pre-App mtg 1.18.2023 and invited to apply by 2.1.23. Asked to reduce amount for consideration.

Asked for \$700,000 for the Cinnamon Heights Deed Restricted project and \$1,219,000 for Charlie Albert's Pine River Commons Phase 1 Deed Restricted project.

Staff had their pre-application meeting with Dept. of Local Affairs on Thursday, October 5th for an hour and half to discuss the public-private partnership project called Durango Crossings for the Strong Communities Infrastructure grant with a request seeking \$4 million in grant funds. DOLA hopes to notify communities that will be asked to formally submit grant applications in late November after the pre-application meetings with about 60 communities are completed. This funding source has approximately \$34 million for infrastructure grants.

intent of the program is to increase the capacity of local government planning departments responsible for processing land use, permitting, and zoning applications for housing projects. The program supports local governments' capacity to address affordable housing, especially by expediting development review, permitting, and zoning of affordable housing.

LA PLATA COUNTY
REGIONAL HOUSING ALLIANCE
2024 MEETING SCHEDULE

2nd Thursday of Each Month 2:00-4:00 pm



JANUARY 11TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

FEBRUARY 8TH

**Abel F. Atencio
Community Room**

570 Goddard Avenue,
Ignacio, CO 81137

MARCH 14TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

APRIL 11TH

No Regular Meeting

Look for details about
the Housing Summit

MAY 9TH

Bayfield Town Hall

1199 Bayfield Pkwy
Bayfield, CO

JUNE 13TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

JULY 11TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

AUGUST 8TH

**Abel F. Atencio
Community Room**

570 Goddard Avenue,
Ignacio, CO 81137

SEPTEMBER 12TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

OCTOBER 10TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

NOVEMBER 14TH

Bayfield Town Hall

1199 Bayfield Pkwy
Bayfield, CO

DECEMBER 12TH

Center for Innovation

835 Main Ave Suite 225
Second Floor Of The
Main Mall, Durango

*All dates subject to change visit laplatahousing.colorado.gov for updates and
Zoom streaming information