



## Agenda

RHA Board of Directors  
February 8, 2024 2:00- 4:00 p.m.

Abel F. Atencio Community Room  
570 Goddard Ave, Ignacio, CO 81137  
[Zoom Link – ID: 898 6847 8748](#)

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### 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. January 2024 Minutes (p. 2 )
2. January 2024 Financial Statements (p. 10)

### F. Public Presentations and Engagement

### G. Alliance Updates

1. Catalyst Fund Updates – *Mike French & Sarah Tober*
2. Program Director Report – *Sarah Tober* (p. 14)
3. 2024 Goals Tracking – *Sarah Tober* (p. 16)
4. Housing Summit – *Sarah Tober & Sarah Schwartz* (p. 17)
5. RFP for Housing Needs Assessment – *Sarah Tober & Sarah Schwartz*
6. 2023 Annual Report – *Mike French & Sarah Tober* (p. 19 )

### H. Decision Items

1. Resolution 2024-03 ~ Strategic Plan Adoption (p. 20)
2. Invoicing for the IGA

### I. Discussion/Updates

1. Grant Matrix – *Sarah Schwartz* (p. 30)
2. Prop 123 Updates – *Eva Henson & Sarah Tober*
3. Legislative Updates – *Everyone*

### J. Member Updates

1. Member at Large
2. Town of Ignacio
3. Town of Bayfield
4. City of Durango
5. La Plata County

### K. Adjournment



**RHA Meeting Minutes**

Board of Directors

January 11, 2024, 2:00–4:00 p.m.

Center for Innovation, Durango

**A. MEETING CALLED TO ORDER** by Chairman Vaughn at 2:02 pm (00:00:01)

**B. INTRODUCTIONS AND ROLL CALL** (00:00:09)

NAME	AFFILIATION	ATTENDANCE		
Marsha Porter-Norton	La Plata County, Commissioner	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" 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 checked="" type="checkbox"/> Present	<input 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 type="checkbox"/> Absent	<input checked="" 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
- J.J. Desrosiers, LPEDA
- Sarah Tober, LPEDA
- Sarah Schwartz, LPEDA
- Rosalinda Linares-Gray, LPEDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts, Citizen
- Shak Powers, Region 9 (online)
- Chris Coleman, 9R School District

**No directors disclosed any conflict of interest.**

**C. PUBLIC COMMENT** (00:01:05)

No public comments presented.

**D. APPROVAL OF AGENDA** (00:01:15)

**Director Morlan motioned to approve the agenda, and Director Sickles seconded to approve the agenda. The motion passed unanimously by voice vote.**

**E. CONSENT AGENDA** (00:01:45)

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

**Director Sickles motioned, and Treasurer Garcia seconded to approve the consent agenda. The motion passed unanimously by voice vote.**

**F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES** (00:15:20)

*Secretary's Note: Public presentations were delayed due to technological difficulties and took place after the STEER Committee updates.*

Adventure Inn Conversion- Jenn Lopez Executive Director, Project Moxie

Ms. Lopez, Executive Director of Project Moxie, presented a new potential bridge housing project located at the Adventure Inn on North Main Avenue in Durango. The Adventure Inn, if the deal goes through, will be repurposed into a regional housing resource, to combat and prevent homelessness. This model involves a short-term living model, referred to as a "bridge program" that helps to avoid homelessness through a term-limited, lease-free program that focused on transitional housing. It is supported by partnerships between local partners such as Region 9, Fort Lewis, the Mercy Hospital, Manna Soup Kitchen, and La Plata County government. They plan to have 25 rooms operational in February with all applicants being referred through Manna. The program will offer 14-day leases, with the option to extend for unlimited 14-day periods if the individual remains in good standing. The initiative is estimated to target over 100 households annually.

Project Moxie initiated the Adventure Inn conversion with La Plata County to address homelessness and lack of workforce housing. Vice-Chair Porter-Norton added, that following the closure of Purple Cliffs in 2022, the County committed to staying involved in the issues of the unhoused and the community has looked at 42 different sites for a managed camp. However, they soon learned that the community did not support the model of a managed camp prompting them to try this new pilot approach. Project Moxie requested to use \$1 million of the County's \$11 million ARPA funds and was awarded \$500,000 in the form of an unconventional loan at 1% interest rate for 40 years. Ms. Lopez added that the County's investment of over half a million dollars will leverage about \$4 million in State funds, Project Moxie's efforts and the need for innovative solutions influenced support.

**G. ALLIANCE UPDATES** (00:03:20)

1. PROGRAM DIRECTOR REPORT- SARAH TOBER (00:03:21)

Ms. Tober reported that the 2024 Goals Tracker is based on the Strategic Plan and scope of work outlined in the Alliance and RHA contract. Economic Development Alliance staff will continue to provide updates at each board meeting. Ms. Tober added that the Economic Development Alliance in partnership with Project Moxie and the RHA have been hosting a successful "Workforce Housing 101" webinar series. The series includes with three separate webinars including the topics of Readiness to Proceed, For-Sale Strategies, and Finance Strategies with representatives with Colorado Housing and Finance Authority (CHFA). All the webinar recordings and presentation materials will be available on the RHA website, including the For-Sale Strategies for Spanish speakers. The final presentation of this series has garnered interest with developers in the Front Range.

It was reported that the *Workforce Housing Strategy* plan is set to be updated with a draft expected in February and March, 2024. Alliance staff has been working with Project Moxie on a 2023 RHA Annual Report, with a draft to be reviewed by the Board and printed in March.

The RHA is submitting a DOLA grant application for \$200,000, led by Treasurer Garcia. The application is due on 2/15/24 and the RHA is requesting partner support letters.

It was mentioned that the Housing Needs Assessment is emphasized as crucial, and Alliance staff has been in discussions with CHFA and plans for an RFP to gather accurate data based on Board preferences.

The RHA Housing Summit on April 30<sup>th</sup>, 2024 is confirmed, and Economic Development Alliance staff will work on the location, providing a draft agenda for the next board meeting. The Colorado Mountain Housing Coalition is holding their annual conference in April 14-16, 2024, at Mt. Princeton Hot Springs. The conference will focus on rural resort issues within Colorado and will be attended by members of Alliance staff. The conference will be led by Lisa Bloomquist-Palmer from HomesFund and will include involvement from statewide housing partners.

2. STEER COMMITTEE UPDATES- SARAH TOBER (00:10:38)

Invitations for the STEER Committee have been sent to individuals identified by the Board, with potential for name changes or additional members. All status updates and information related to the STEER Committee are being tracked on a spreadsheet. Economic Development Alliance staff has received several positive responses with commitments to attend the first Committee meeting on Wednesday, January 30, 2024, at the Center for Innovation. The meeting will establish the committee and set the schedule. Chair Vaughn stated that if insufficient people have signed up by then (at least 20 interested individuals), Alliance staff may want to consider postponing the meeting. It was also expressed that there is interest in meeting with La Plata Healthcare Improvement Coalition on childcare and women voters' programs.

3. CATALYST FUND UPDATES – SARAH TOBER (00:26:50)

Mr. French informed the Board that the proposal to Durango Industrial Development Foundation (DIDF) went very well and DIDF intends to split the \$2 million between Fort Lewis College and the RHA. The DIDF Executive Committee has approved the RHA's proposal, but it requires member approval to pass. A vote is scheduled for February 7, 2024. If awarded, a significant portion, around \$950,000, is earmarked for the RHA to establish a revolving loan fund specifically for workforce housing, offering no to low-interest loans. If approved, the process will involve working on a formal agreement with DIDF and that issuance of funds can be initiated shortly after an agreement has been signed. Chair Vaughn acknowledged Mr. French's diligent work in this process and said he looks forward to what these funds could do for affordable housing development in La Plata County.

Economic Development Alliance staff reported that Round 2 of the Catalyst Fund has concluded, with applicants notified of approval or denial. Three projects have been funded, included two for mobile home park preservation, at Animas View MHP and Westside/Triangle MHP, with \$195K allocated this round. Between Round 1 and Round 2 of the Catalyst Fund a total of \$383,052 has been awarded. Round 3 is scheduled for March, and a press release related to Round 2 is planned for release next week. Chairman Vaughn and other directors were invited to provide quotes to be included in the press release.



Treasurer Garcia inquired about improvements in the process for Round 3, with Catalyst Fund staff confirming the intent to tweak the rubric to enhance certain aspects. The working group will start assessing changes in February to ensure readiness for the March round of funding.

4. BUDGET SUBMISSION TO DOLA – J.J. DESROSIERS (00:32:33)

Mr. Desrosiers shared that the 2024 RHA budget which was approved last month and has since been submitted to DOLA. Economic Development Alliance staff will let the Board know once they receive a response.

5. 2024 GOALS TRACKING- SARAH TOBER (00:32:55)

Ms. Tober reported that the 2024 goals have been defined based on the Strategic Plan, and Economic Development Alliance staff has adopted a different format shaped by input from Vice-Chair Porter-Norton and Director Henson. The goal tracker outlines action items, responsibilities, project status, as well as start and end dates. The Board was asked to confirm that it aligns with their expectations. Ms. Tober pointed out that the scope of work is excluded from the goal tracker as it pertains to Economic Development Alliance initiatives. The STEER committee is highlighted as a major milestone this year, and Strategy 3 will not be a focus until 2025. Vice-Chair Porter-Norton emphasized the County's commitment to creating assessing its Land Use Code for more ease in establishing affordable housing.

Shak Powers, Regional Projects Manager for Region 9 Economic Development District, provided an update on legislative developments, including SB-23-213, which faced challenges in committees and thus was not passed in the last Legislative session. He mentioned the audit and transportation bills, along with a strategic growth bill. There is a potential legislative mandate for regional-level planning (multi-county), which may necessitate adjustments to parts of the strategic plan if the legislation is enacted.

6. 2024 MEETING SCHEDULE- J.J. DESROSIERS (00:37:22)

The Board had confirmed dates for the monthly 2024 RHA Board meetings but had not confirmed exact dates for meetings to be hosted in Bayfield and Ignacio. The proposed schedule, outlined in the agenda located in the packet, was discussed. No issues were mentioned by the Board and so it was stated that Economic Development Alliance staff will send out calendar invites for the confirmed dates.

Vice-Chair Porter-Norton proposed adding a standing item to future Board meeting agendas to cover any legislative updates. Ms. Lopez suggested inviting Housing Colorado, as well as other housing legislative experts to present at upcoming RHA Board meetings.

**H. DECISION ITEMS** (00:40:40)

1. STRATEGIC PLAN ADOPTION (00:40:43)

Ms. Tober reminded the Board of the steps taken to reach the current stage of the RHA Strategic Plan, highlighting challenges with the previous consultant Community Builders. Project Moxie has since taken over and successfully completed the plan, emphasizing the immediate need for a sustainable funding source. The third priority of the Strategic Plan addresses aligning local policies with regional housing goals, which is set for 2025. This decision signals an understanding of the need to address policy countywide, particularly in relation

to Prop 123 efforts. To address the unsuccessful 2018/2019 effort, Ms. Tober suggested implementing an idea proposed by Director Hall: for the RHA to create a policy paper outlining best practices in land use for each jurisdiction. Jurisdictions can then decide whether to align with the principles in the document, and the RHA will compile and provide information from all entities. Several Board members voiced interest in this approach.

Chairman Vaughn suggested keeping the third strategic priority as it directly relates to Prop 123. Ms. Lopez added that keeping the third strategic priority will help with future funding through DOLA.

The Board also discussed how the word “regional” is used in the Strategic Plan Document. Typically, “regional” relates larger, multi-county, areas, whereas the RHA uses regional to refer to Durango, Bayfield, Ignacio, and La Plata County. It was suggested to replace any use of Regional with RHA or countywide where applicable and the need to use the same terminology through the report with an example being “Workforce housing” and “affordable housing”. Directors suggested leaving "Regional" in the plan with a clarifying sentence that indicates it means countywide and emphasized the need for gap financing, including short-term loans and lines of credit for infrastructure and construction. Economic Development Alliance staff was directed to update the Strategic Plan to reflect “affordable and workforce housing” more accurately, include a table of contents and glossary with definitions, update a few areas that need wordsmithing and minor changes, and to bring the updated version back next month.

Treasurer Garcia identified parallels between the 3-Year Workforce Housing Plan and the Strategic Plan processes and wondered if the Strategic Plan should be done after the updated to the 3-Year Workforce Housing Strategy. Ms. Tober emphasized the importance of finalizing the Strategic Plan before the first STEER Committee meeting and aims to complete the final document by the February, 2024 meeting. The Board agreed with the importance of having a copy ready before the STEER meeting and approved presenting a draft of the strategic plan to the group.

**The Board agreed to defer the adoption of the Strategic Plan to next month’s meeting.**

2. OFFICER ELECTION (01:03:35)

The bylaws for Officer Elections were included in the packet. Mr. Desrosiers reminded the Board of the procedure for elections and the current roster of officers noting that the entity Economic Development Alliance had been elected Secretary rather than an individual. Director Hall noted that having someone outside of local government serve as Chair brings credibility.

**Director Hall motioned for Patrick Vaughn to continue as the Chair, with Director Yazzie seconding the motion. The motion passed unanimously by voice vote.**

**Director Morlan motioned, and Director Yazzie seconded for the individuals currently holding the positions of Vice-Chair, Treasurer, and Secretary to continue in their roles for another term. The motion passed unanimously by voice vote.**

**Final Election results**

**Chair: Patrick Vaughn**

**Vice-Chair: Marsha Porter Norton**

**Treasurer: Mark Garcia**

**Secretary: The La Plata Economic Development Alliance**

3. RESOLUTION 2024-01 ~ PUBLIC NOTICE DESIGNATION (01:07:45)

Mr. Desrosiers presented the Board with a procedural resolution that is state mandated and would designate a location to post meeting minutes, public hearings, agendas, as well as list the Durango Chamber of Commerce building as a backup location.

**Director Sickles motioned, and Director Henson seconded to adopt Resolution 2024-01 The motion passed unanimously by voice vote.**

4. RESOLUTION 2024-02~ LOCAL CAPACITY GRANT APPLICATION (01:09:09)

The Board reviewed a resolution to apply for a DOLA local capacity grant application. The intent of the program is to support local governments' capacities to address affordable housing, especially by expediting development review, permitting, and zoning of affordable housing. The Town of Ignacio Letter of Intent (LOI) was approved, and the RHA needs the Board's approval prior to grant submission.

**Director Sickles motioned, and Director Morlan seconded to approve Resolution 2024-02. The motion passed unanimously by voice vote.**

**I. DISCUSSION/UPDATES** (01:10:58)

1. GRANT MATRIX – SARAH SCHWARTZ (01:11:13)

Ms. Schwartz presented an updated version of the grant matrix for 2024. The Board was asked to determine the timeframe to be reflected in the tracker. The consensus was to include a minimum of 2 years of history to show changes in the amount awarded, with the timeline extending two years from the application status. Additionally, the Board suggested to present this information on one sheet, segmented by years. It was also proposed to use notes as an attachment to the matrix. There was also consideration of how to incorporate County grants into the tracker. Economic Development Alliance staff will come back to the February 2024 meeting with an updated format for review.

2. PROP 123 UPDATES – EVA HENSON & SARAH TOBER (01:18:28)

Director Henson shared that DOLA is actively gathering stakeholder input on Proposition 123, which involves expediting the review of affordable housing. Stakeholders are being sought to provide input for DOLA's guidance. A link to the survey will be shared with the board for their input.

**J. MEMBER UPDATES**

1. LA PLATA COUNTY (01:19:55)

Director Hall mentioned their excitement for the collaboration with Project Moxie and the Adventure Inn. He added that the County has been reviewing the documents for the Strategic Plan, as well as tying things up with Bayfield and Ignacio for County-awarded ARPA funding for the Cinnamon Heights and Rock Creek projects respectively.

2. TOWN OF IGNACIO (01:20:52)

Treasurer Garcia shared that Canyon Construction is on-site at Rock Creek and has fulfilled their mobilization and work commitments. They are collaborating with Fading West, with an estimated completion time of about 5 months from the order date. Short-term construction loans are being sought to initiate the Fading West project and an RFP for construction services, specifically for foundations and final components, is in progress. Treasurer Garcia brought up the difficulties he is running into with construction loans and financing and has been meeting with 1<sup>st</sup> Southwest Bank and TBK Bank on potential avenues for short-term, construction financing. He is working on getting a team together to build foundations and final touches for Rock Creek which would enable the sites to be ready for the Fading West units to be delivered.

Treasurer Garcia added that the Town of Ignacio is working with HomesFund for deed restrictions. He also mentioned that there's interest from the Town Board in the use of town-owned vacant properties. An RFP is being considered to offer properties to economic development and workforce housing developers, potentially creating a public/private partnership. The project has room to utilize County funds.

3. MEMBER AT LARGE (01:25:00)

Chairman Vaughn reported that the City of Durango is contemplating an area plan amendment related to a potential project at Tree Farm Village. He reminded the Board that it had previously expressed support through a letter and Chairman Vaughn was seeking permission to represent the Board in presenting to City Council on Tuesday, January 16, 2024. The Board supports Chair Vaughn representing the RHA and emphasized the need to stay relevant to the content of the Board's previous letter of support.

4. TOWN OF BAYFIELD (01:27:23)

Director Sickles reported that the Town of Bayfield is actively putting together an RFP for builders for Cinnamon Heights. It was also mentioned that the mayor had canceled meetings in December and January, but they are holding a Broadband ribbon cutting tomorrow, January 12, 2024 at noon.

5. CITY OF DURANGO (01:28:21)

Director Henson stated that the City of Durango is relocating the Community Development and Engineering Departments from City Hall to the former Big Picture High School building. The City has scheduled an open house for February 9, 2024 from 12-3 pm. Director Yazzie shared that a full-time Municipal Judge has been hired, and the Durango Police Department is collaborating to assist the chronically unhoused population. Additionally, the Civic Center concept is progressing, and Southern Ute Indian Tribe meetings held with the City have been positive, she said.

Regarding housing, a proposal is going to City Council to continue as a pass-through agency for HomesFund, involving \$1.8 million for HomesFund and the City's down payment assistance program. Collaboration with Root Policy on the Fair Share program is underway, with a presentation to the Community Development Commission in March and adoption by May. Director Henson added that two housing projects are going before the City Council and Leasing for Locals is ongoing, with available 2-bedroom units at 80% AMI. A flyer will be circulated. Director Henson stated that the Gauge Apartment Project has added 30 more units to the rental market.

**K. MEETING ADJOURNED** by Chairman Vaughn at 3:36 PM (01:34:11)

**Recording:** [https://us06web.zoom.us/rec/share/dLI6TbRgYxMHU4po1xQfLnmB0qr\\_TmhkxTa3hvg-pElZD44wWyMF9cqY9leBhYNi.YOPE9fMsq20Y5QIt](https://us06web.zoom.us/rec/share/dLI6TbRgYxMHU4po1xQfLnmB0qr_TmhkxTa3hvg-pElZD44wWyMF9cqY9leBhYNi.YOPE9fMsq20Y5QIt)

**Passcode:** h%RtsY89

PENDING APPROVAL

**Regional Housing Alliance of La Plata County**  
**Statement of Assets, Liabilities, & Net Assets**  
As of January 31, 2024

02/01/24

Accrual Basis

	<u>Jan 31, 24</u>	<u>Jan 31, 23</u>	<u>\$ Change</u>
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Operating Funds (Unrestricted)	210,371	205,926	4,445
<b>Total Checking/Savings</b>	<u>210,371</u>	<u>205,926</u>	<u>4,445</u>
<b>Other Current Assets</b>			
1400 · Prepaid Expenses	1,409	1,551	(141)
<b>Total Other Current Assets</b>	<u>1,409</u>	<u>1,551</u>	<u>(141)</u>
<b>Total Current Assets</b>	<u>211,780</u>	<u>207,476</u>	<u>4,303</u>
<b>Other Assets</b>			
1700 · Lease Deposit	350	350	0
<b>Total Other Assets</b>	<u>350</u>	<u>350</u>	<u>0</u>
<b>TOTAL ASSETS</b>	<b><u>212,130</u></b>	<b><u>207,826</u></b>	<b><u>4,303</u></b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	1,246	3,548	(2,302)
<b>Total Current Liabilities</b>	<u>1,246</u>	<u>3,548</u>	<u>(2,302)</u>
<b>Total Liabilities</b>	<u>1,246</u>	<u>3,548</u>	<u>(2,302)</u>
<b>Equity</b>			
2053 · Unrestricted Net Assets	222,255	221,788	467
2054 · Reserved for Emergencies	6,587	1,267	5,320
Net Income	(17,958)	(18,777)	819
<b>Total Equity</b>	<u>210,884</u>	<u>204,278</u>	<u>6,606</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>212,130</u></b>	<b><u>207,826</u></b>	<b><u>4,303</u></b>

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

02/01/24

Accrual Basis

As of January 31, 2024

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1. Prepaid balance is CIRSA coverage paid in full and expensed monthly

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**Regional Housing Alliance of La Plata County**  
**Revenue & Expenses Budget Performance**  
 January 2024

	Jan 24	YTD Budget	% of Budget	Annual Budget	% of Annual Budget	Notes
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>3000 · Unrestricted Revenues</b>						
<b>3100 · IGA Member Contribution Revenue</b>						
3101 · City of Durango	0	0	0.0%	72,000	0.0%	
3102 · La Plata County	0	0	0.0%	137,250	0.0%	
3103 · Town of Ignacio	0	0	0.0%	4,500	0.0%	
3104 · Town of Bayfield	0	0	0.0%	11,250	0.0%	
<b>Total 3100 · IGA Member Contribution Revenue</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>225,000</b>	<b>0.0%</b>	
<b>Total 3000 · Unrestricted Revenues</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>225,000</b>	<b>0.0%</b>	
<b>Total Income</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>225,000</b>	<b>0.0%</b>	
<b>Gross Profit</b>	<b>0</b>	<b>0</b>	<b>0.0%</b>	<b>225,000</b>	<b>0.0%</b>	
<b>Expense</b>						
<b>4315 · Professional Services</b>						
4398 · Prof'l Services - Admin Fee	1,993	1,993	100.0%	23,920	8.33%	
4005 · Prof Serv Audit Fees	0	0	0.0%	6,500	0.0%	
4322 · Prof'l Services- Legal Fees	0	292	0.0%	3,500	0.0%	
4323 · Prof'l Services- Website	0	104	0.0%	1,248	0.0%	
4325 · Prof'l Services- Marketing	0	0	0.0%	15,000	0.0%	
4394 · Prof'l Services-Hsng Strategy	14,833	14,833	100.0%	178,000	8.33%	
<b>Total 4315 · Professional Services</b>	<b>16,827</b>	<b>17,222</b>	<b>97.7%</b>	<b>228,168</b>	<b>7.37%</b>	
<b>4080 · Liability Insurance</b>	<b>128</b>	<b>147</b>	<b>87.16%</b>	<b>1,760</b>	<b>7.26%</b>	
4122 · Office Expense	626	626	100.0%	1,500	41.73%	annual PO Box renewal and annual Housing CO dues expensed in Jan.
4340 · Rent	350	350	100.0%	4,200	8.33%	
4360 · Telephone & Internet	27	25	108.88%	300	9.07%	
4379 · Training	0	0	0.0%	4,000	0.0%	
6240 · Miscellaneous	0	87	0.0%	1,040	0.0%	
<b>Total Expense</b>	<b>17,958</b>	<b>18,457</b>	<b>97.3%</b>	<b>240,968</b>	<b>7.45%</b>	
<b>Net Ordinary Income</b>	<b>(17,958)</b>	<b>(18,457)</b>	<b>97.3%</b>	<b>(15,968)</b>	<b>112.46%</b>	
<b>Net Income</b>	<b>(17,958)</b>	<b>(18,457)</b>	<b>97.3%</b>	<b>(15,968)</b>	<b>112.46%</b>	



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

02/01/24

Accrual Basis

January 2024

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>										
<b>Expense</b>										
<b>4315 · Professional Services</b>										
Bill	01/01/2024			4398 · Prof'l Services - Admin Fee	La Plata Economic Development All... mo admin 2024	Unrestricted Expen...		1,993.33		1,993.33
				Total 4398 · Prof'l Services - Admin Fee				1,993.33	0.00	1,993.33
<b>4394 · Prof'l Services-Hsng Strategy</b>										
Bill	01/01/2024			4394 · Prof'l Services-Hsng Strategy	La Plata Economic Development All... mo contract for 2024	Unrestricted Expen...		14,833.33		14,833.33
				Total 4394 · Prof'l Services-Hsng Strategy				14,833.33	0.00	14,833.33
				Total 4315 · Professional Services				16,826.66	0.00	16,826.66
<b>4080 · Liability Insurance</b>										
General Jou...	01/31/2024	24003			monthly liab insurance expense	Unrestricted Expen...		127.84		127.84
				Total 4080 · Liability Insurance				127.84	0.00	127.84
<b>4122 · Office Expense</b>										
General Jou...	01/01/2024	24002			To move 2024 Housing Co dues paid in 2023 to ...	Unrestricted Expen...		370.00		370.00
Bill	01/23/2024				La Plata Economic Development All... RHA PO Box renewal thru 013124	Unrestricted Expen...		256.00		626.00
				Total 4122 · Office Expense				626.00	0.00	626.00
<b>4340 · Rent</b>										
General Jou...	01/01/2024	24002			To move Jan 2024 rent pd in Dec to 2024	Unrestricted Expen...		350.00		350.00
				Total 4340 · Rent				350.00	0.00	350.00
<b>4360 · Telephone &amp; Internet</b>										
Check	01/05/2024	bp			Fasttrack Communications, Inc. mo service	Unrestricted Expen...		27.22		27.22
				Total 4360 · Telephone & Internet				27.22	0.00	27.22
				Total Expense				17,957.72	0.00	17,957.72
				Net Ordinary Income				17,957.72	0.00	(17,957.72)
				<b>Net Income</b>				<b>17,957.72</b>	<b>0.00</b>	<b>(17,957.72)</b>

# Regional Housing Alliance Newsletter

Quarter 1 2024



## STEER COMMITTEE

### RHA requests input from the newly formed committee

The State of Colorado has recently allocated significant resources for housing, but the demand far exceeds the availability, with applications being oversubscribed 10 to 1. Recognizing this challenge, the RHA has established a Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams (STEER) Committee to assess the viability of a public funding source, determining the source, timing, and approach.

The STEER Committee, which held its first meeting in January, will be responsible for identifying education opportunities and providing feedback on fund administration. The funds sought would align with the Economic Development Alliance's [Three-Year Workforce Housing Investment Strategy](#), focusing on rental housing, homeownership, housing development initiation, preservation of existing affordable housing, and creating a local housing trust fund.

The Committee will meet again in February to outline the STEER Committee's expectations, establish a vision and value statement, and set a reoccurring meeting schedule.



## CATALYST FUND ROUND 2

### \$195,132 in Grants Help Propel Workforce Housing

The La Plata Economic Development Alliance (The Alliance) Housing Catalyst Fund Committee and Working Group completed the second round of funding for housing projects this fall. The Catalyst Fund is a predevelopment initiative created by the Alliance and its consultant team, Project Moxie, to identify potential housing projects throughout the County. Grants help to provide funding for eligible activities including feasibility studies, environmental studies, site preparation, market studies, surveys, and legal fees.

The Catalyst Fund received seven applications for the second round and awarded grants to three area projects to cover the costs of predevelopment activities during the early stages of workforce housing development projects throughout the county. In round two, the Catalyst Fund allowed for preservation projects as well and two of the three supported projects are related to Mobile Home Park Preservation. This second round of funding is focused on projects that will be applying for state resources within the next 12 months.

# Upcoming Events

## WORKFORCE HOUSING 101 WITH CHFA

**February 29, 2024 11:30-1:00**

Dive into the world of housing finance with us! Join La Plata County Economic Alliance, Project Moxie, and experts from the Colorado Housing Finance Authority (CHFA) for a virtual panel discussion exploring the diverse financing options available through CHFA's Multifamily lending programs. Plus, stay ahead of the game with insights into the new Proposition 123 initiatives. Your journey to understanding housing finance starts here!

[Register Here!](#)

WEBINAR

WORKFORCE HOUSING 101 SERIES :

### FINANCING STRATEGIES WITH CHFA

In this panel discussion, attendees will learn about financing options available through Colorado Housing and Finance Authority's (CHFA) Multifamily lending programs and new Proposition 123 initiatives.

Register online at [yeslpc.com/events/housing-101/](https://yeslpc.com/events/housing-101/)



Thursday, February 29th  
11:30 AM - 1:00 PM



## 2023 YEAR IN REVIEW



**14** Housing projects in progress

**3** Groundbreaking ceremonies



Attended **2023 Alliance Summit** and hosted a workforce housing break out session.



Featured in **20+ media articles** related to workforce housing

In partnership with LPEDA, the **Housing Catalyst Fund** has made an impact on workforce housing development in La Plata County.

**\$383,052** funds awarded   **7** projects funded   **396** units to be built   **200** manufactured homes to be preserved



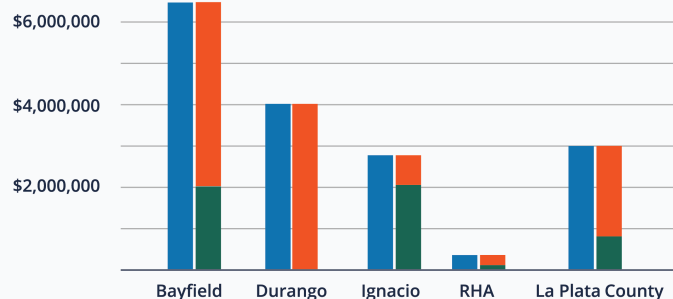
All 4 government partners opt in **Proposition 123**

**\$4,956,000**

grant awards tracked across La Plata County

### 2023 GRANT TRACKER

■ Amount Requested   ■ Amount Received   ■ Funding Gap



[laplatahousing.colorado.gov](http://laplatahousing.colorado.gov)



## 2024 GOAL TRACKER

ACTION	RESPONSIBLE	PRIORITY	STATUS	START	END	NOTES
<b>Goal #1: Provide Leadership in Attaining Funding</b>						
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	
<b>Strategy 2. Build Community Awareness and Support for Dedicated Funding</b>						
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	
<b>Goal #2: Attain outside funding to support local housing projects and programs.</b>						
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	
<b>Strategy 2. Position to Leverage Resources</b>						
1. Develop Program Policies and Procedures for Limited Partnership Activities for Tax Exemption and LIHTC projects.	RHA Staff and Board	Low			2/24	
<b>Strategy 3. Align Local Policies with Regional Housing Goals</b>						
1. Create a Policy Environment that Supports Local and Regional Housing Goals	RHA Staff and Board	Low			1/25	

**RHA Presents**  
**Coming Home: 1st Annual Southwest Housing Conference**  
**April 30, 2024**

**Agenda:**

**Welcome & Introduction from RHA Board**

**8:00-8:30am** | Pat and/or Marsha give the welcome and provide a brief update and background for Housing Summit

**Breakfast**

**8:30-10 a.m.** | **The Future of Housing Supply: Challenges and Opportunities**

**Possible Speakers:**

*Peter LiFari, Maiker Housing*, Community Investment Alliance— Incentive-based approaches to increasing supply through land use incentives, construction defect bill etc  
*Kinsey Hasstedt Enterprise Housing Policy Director, Brian Rossbert* (Back up)  
*Denver Homebuilders*, talk about the overall market? (Ask Peter)

**Morning Session**

**10-11:30 a.m.** | **For-Sale Housing Best Practices**

**Possible Speakers:**

**Mike Loftin** –Homewise  
**TBD–Fading West Development** (Mark Garcia) (Sarah Tober)

**Morning Break**

**11:30-12pm**

**Lunch Presentation:**

**12-1:15 p.m.** | **Best Practices: Establishing Revenue Streams for Local Housing Trust Funds**

**Possible Speakers:** (Talking to Healthier Colorado about this asap –1 to 2 speakers)

**Afternoon Break**

**1:20-1:40**

**Afternoon Session:**

**1:45-3:15** | **Housing Preservation Best Practices**

**Possible Speakers:**

**Robin Wolff**, Enterprise Community Partners  
**ROC USA-** Habitat Modular Model  
**RCAC-** Andy Kladec

**3:30-4:45 p.m.** | **New Approaches to Multi-Family Housing**

**Mike Foutz** - The Gauge  
**Tami Graham**, Mancos Commons  
MGL Partners or TWG  
CHFA Staff

**Closing Reception**

**Funders Reception**  
**April 29, 2024**

**Location:** TBD

**Attendance:**

FSWB –host/Region 9

DOLA–local rep

DOLA Director–

DOH leadership

CHFA

CHF

Speakers for housing summit?

**Admin Notes:**

**Sponsorship Goal:** \$10,000

**Sponsors:** CHFA, CHF, First Southwest Bank

**Registration fee:** \$40.00

**Location:** TBD- potential locations include Double Tree Hotel

**Attendance Goal:** 100

**Showcase Tables for Partners :** HomesFund, Housing Solutions, CHFA, Habitat, Region 9, Silvernest, 1<sup>st</sup> SW Bank, CHF

**Save The Date:** deadline to send 2/16

**Notes/Areas for Attention:**

Do we offer a small stipend or offset travel for out of area folks we invite to speak?

Do we want to offer Spanish Translation?



# 2023 YEAR IN REVIEW



**14** Housing projects in progress

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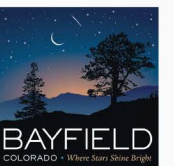
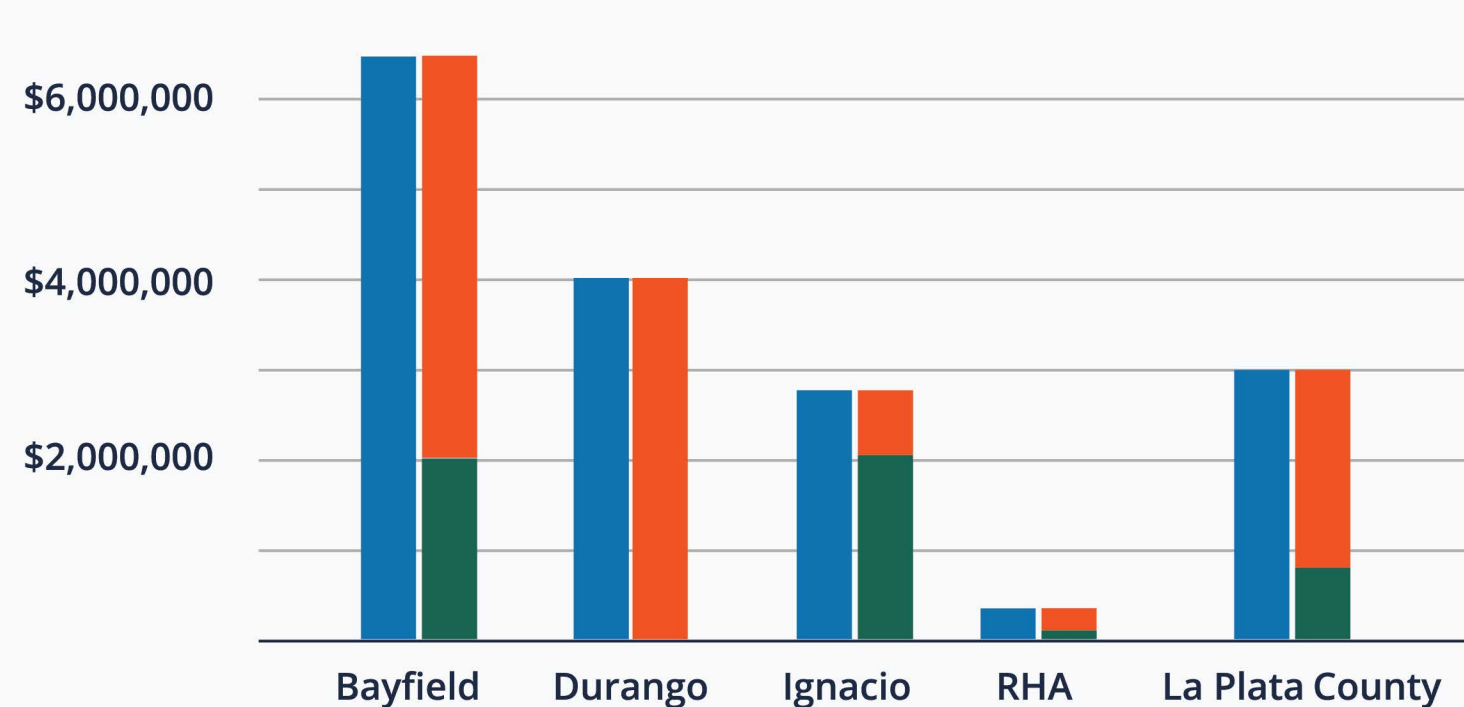
All 4 government partners opt in **Proposition 123**

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## 2023 GRANT TRACKER

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REGIONAL  
HOUSING  
ALLIANCE

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**RESOLUTION NO. 2024-03**

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

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY TO ADOPT A STRATEGIC PLAN IN 2024**

**WHEREAS**, the Board of Directors (Board) of the Regional Housing Alliance of La Plata County (RHA) held a retreat in October 2023 to discuss strategic initiatives and lay the foundation for a strategic plan; and,

**WHEREAS**, The Board has relied on consultants from Community Builders and Project Moxie, as well as La Plata Economic Development Alliance staff, to prepare a Strategic Plan for said governing body; and,

**WHEREAS**, the proposed Strategic Plan was presented to the Board for its consideration on November 6, 2023, and has since been developed, with input from the Board, into its final form; and,

**WHEREAS**, the final Strategic Plan indicates current priorities and areas of focus for the RHA and is now prepared for final adoption; and

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

SECTION 1. That the Regional Housing Alliance of La Plata County hereby approves and adopts as its Strategic Plan the document affixed in Exhibit A, effective immediately.



SECTION 2. That the Regional Housing Alliance of La Plata County hereby adopts as its official Strategic Priorities, Strategies, and Goals those defined in Exhibit A.

ADOPTED IN IGNACIO, LA PLATA COUNTY, COLORADO, this 8<sup>th</sup> day of February 2024.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X

X

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Representative of La Plata Economic  
Development Alliance, Secretary

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Marsha Porter-Norton, Vice-President

**EXHIBIT A**



REGIONAL  
HOUSING  
ALLIANCE



*REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY*

**2024 STRATEGIC PLAN**





## ACKNOWLEDGMENTS

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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.



## 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.

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**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	Current Priorities & Areas of Focus
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	Build on Current Collaboration Funding + Resources <ul style="list-style-type: none"> <li>• State and Federal Grants</li> <li>• Dedicated Local Funding</li> <li>• Other sources / programs / support</li> </ul> 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 conversational 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

PROVIDE LOCAL JURISDICTIONS WITH REGIONAL HOUSING BEST PRACTICES AND POLICIES

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

Strategy 1. RHA will lead and develop a policy document that identifies, globally, the barrier reductions, best practices, and ideas the organization desires to see in all of the jurisdiction's housing plans, policies, and land use regulations.

1. RHA staff contracts with a housing policy expert to coordinate an overarching policy document and a collaborative effort to align local plans, policies, procedures and investments with local and regional housing goals

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 common themes, goals, and strategies, as well as identified challenges, work 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 Staff 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



## GLOSSARY OF TERMS

In order for the reader to have a shared understanding of terms used by the Regional Housing Authority (RHA), as well as clearly define the issues and solutions presented in this plan, here are a list of terms and definitions:

**Affordable Housing:** Housing that costs no more than 30 percent of gross household income for a given income level (either that of the household living in it or one who could live in it). \*\*

**Area Median Income (AMI):** the typical income in the regional housing market based on household size and county. \*\*

**Attainable Housing or Below Market:** Housing that typically includes both affordable and workforce housing. Housing affordability as defined by CHFA includes the cost of housing relative to a given income level. Housing is typically considered affordable if it represents 30 percent or less of an individual's or household's gross income.

**Housing-cost-burden:** Households paying more than 30 percent of their income for housing costs are considered "housing-cost-burdened." Those paying more than 50 percent of their income for housing costs are considered "severely cost-burdened" or "extremely cost-burdened." \*\*

**LIHTC:** The Housing Tax Credit (HTC or LIHTC) is the primary source of financing for the construction and preservation of affordable rental housing in the United States. Housing Tax Credits provide an incentive for investors to invest in affordable housing construction and preservation via a tax credit. Developers can apply for their development to be awarded tax credits and then investors will invest in the property in exchange for those tax credits, providing equity for the development. The HTC may also be referred to as the Low Income Housing Tax Credit.\*\*

**Low-income:** An income level that usually corresponds to some income range up to 50, 60, or 80 percent of AMI. In some definitions, this refers to the entire range (e.g., 0 to 80 percent AMI), while in others it may be a particular band (e.g., 50 to 80 percent AMI). \*\*

**Median Family Income (MFI):** The MFI is the median annual income for all families in a given geography (generally a metropolitan area or a non-metropolitan county). The U.S. Department of Housing and Urban Development uses MFI to calculate income limits for many of its programs. MFI is generally synonymous with the general use of the term Area Median Income (AMI), but it is common to see AMI used as a reference point that adjust for families of different sizes (e.g., 50% of AMI), whereas MFI specifically refers to the median for all families.\*\*

**Regional:** In this plan the term regional is referring to the area within La Plata County.

**Subsidized affordable housing:** Housing that is affordable at a given income level in part because it is supported by some form of public financial resource that reduces the housing cost. In return for the public sector providing a subsidy, the developer or owner may be required to offer all or a portion of the units to particular populations, for example people with low incomes or disabilities, and/or older adults. \*\*

**Workforce Housing:** A term generally referring to housing that is affordable to local workers earning a typical wage. Specific income ranges this corresponds to vary greatly by jurisdiction, but most definitions refer to housing that is affordable to those with incomes between 50 and 120 percent of AMI or 80 and 120 percent of AMI. \*\*

\*\* Terms as defined in CHFA's Colorado Affordable Housing Developer's Guide (<https://developers-guide.chfainfo.com/glossary>)

## Grant Tracking Stats

Location & Use of Funds	Total Fund Amount Requested	Total Fund Amount Received	Total Fund Amount In Progress
<b>BAYFIELD</b>	<b>\$6,503,000</b>	<b>\$2,000,000</b>	<b>\$700,000</b>
Infrastructure	\$6,503,000	\$2,000,000	\$700,000
<b>DURANGO</b>	<b>\$14,120,000</b>	<b>\$4,120,000</b>	
Administration/Planning	\$120,000	\$120,000	
Infrastructure	\$4,000,000	\$0	
LIHTC	\$10,000,000	\$4,000,000	
<b>IGNACIO</b>	<b>\$2,740,000</b>	<b>\$2,050,000</b>	<b>\$690,000</b>
Infrastructure	\$2,690,000	\$2,000,000	\$690,000
Technical Assistance	\$50,000	\$50,000	
<b>LPC</b>	<b>\$3,000,000</b>	<b>\$800,000</b>	
Preservation	\$3,000,000	\$800,000	
<b>RHA</b>	<b>\$353,867</b>	<b>\$105,000</b>	<b>\$200,000</b>
Administration/Planning	\$200,000		\$200,000
Predevelopment	\$33,867	\$0	
Technical Assistance	\$120,000	\$105,000	
<b>Grand Total</b>	<b>\$26,716,867</b>	<b>\$9,075,000</b>	<b>\$1,590,000</b>

## RHA Local Government Housing Grants Tracker

Location	Grant/Funding Title	Fundin g Body	Use of Funds	Amount Requested	Adj. Amount Requested	App Status	Date Submitted	Amount Received	Award Date	Project Summary
<b>BAYFIELD</b>	HB22-1304 & 1377	NLIHC	Infrastruc ture	\$2,656,158	\$2,000,000	Approved	3/1/23	\$2,000,000	8/8/23	Cinnamon Heights - Infrastructure for 30 to-be Deed Restricted Townhome units. Lots owned by Town of Bayfield. Start 2023. Pre-App mtg1.18.2023 and invited to apply by 2.1.23. Asked to reduce amount for consideration.
	HB22-1304 Strong Communities Grant	DOLA	Infrastruc ture	\$1,919,000	\$3,803,000	Denied	8/16/23	\$0		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.
	LPC Affordable Housing Grant and Loan Fund	La Plata County	Infrastruc ture	\$700,000		In Progress				Cinnamon Heights Infrastructure Grant Request- County Letter of Intent to be considered for approval on Feb 6, 2024.
	Prop 123	DOLA	Other			Approved	7/1/23		9/1/23	Commitment Baseline is 14 units the next 3 years

DURANGO	HB22-1304 Infrastructure and Strong Communities	DOLA	Infrastruc ture	\$4,000,000		Denied	8/18/23	\$0		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.
	HB21-1271 Innovative Affordable Housing Strategies Affordable Housing Development Incentives Grant Program	DOLA	LIHTC	\$1,000,000		Approved	9/1/22	\$1,000,000	3/23/23	Best Western LIHTC conversion/new construction - Fee waivers. for 120 units of 30% to 60% AMI rentals. Durango has received the fully executed IHOI grant agreement for Residences at Durango (Best Western conversion) and is \$1 million for the award. Residences at Durango and held a groundbreaking event on Friday, October 27th. The city is preparing to issue building permits this month and the 120 units will count towards Prop 123 baseline commitment once they are issued.

	HB21-1117 Local Government Authority to Promote Affordable Housing	DOLA	Administr ation/Pla nning	\$120,000		Approved	10/5/22	\$120,000	1/1/23	Planning Grant Program (IHOP) for housing feasibility study for rental and homeownership pertaining to City's inclusionary zoning (with \$40K match from City). 2/21/23 City appropriated the 25% Match and contracted with Root Policy Research with and project kickoff meeting was on 3/1/23 (approx. 7 month project timeline)
	Congressionally Direct Funding 2021 Request	HUD	LIHTC	\$9,000,000		Approved	11/1/21	\$3,000,000	10/4/22	Best Western (4% LIHTC project) HUD Grant Award
	Prop 123	DOLA	Other			Approved	7/3/23		9/1/23	Commitment Baseline is 184 units the next 3 years
IGNACIO	LPC Affordable Housing Grant and Loan Fund	La Plata County	Infrastruc ture	\$690,000		In Progress	4/10/23			Rock Creek Housing Project Infrastructure Grant Request- Completing response to LPC questions regarding project and utilization of funding.
	La Plata Economic Development Alliance - Housing Catalyst Fund	Cataly st Fund	Technical Assistanc e	\$75,000	\$50,000	Approved	4/7/23	\$50,000	7/1/23	Received \$50K in funding and 10 hrs. of TA. Excited to utilize funds and TA which are necessary to move this project forward.

	IHOI-Innovative Housing Incentives Grant Program	DOLA	Infrastructure	\$2,000,000		Approved	9/1/22	\$2,000,000	4/13/23	Rock Creek Housing-Infrastructure. Ground breaking ceremony was held in September. Canyon Construction is working on infrastructure improvements and is scheduled to be complete with work in May of 2024.
	Prop 123	DOLA	Other			Approved	7/1/23		9/1/23	Commitment Baseline is 14 units the next 3 years
LPC	IHOI-Innovative Housing Incentives Grant Program	DOLA	Preservation	\$3,000,000		Approved	1/27/23	\$800,000	3/13/23	La Plata County Westside and Triangle Mobile Home Parks - Acquisition of the Triangle Mobile Home Park, along with formal request of annexation, and Phase 1 site and development planning of Triangle Mobile Home Park and the Westside Mobile Home Park. Grant agreement executed 11/14/2023. Creation of MOA with Elevation Community Land Trust in progress. Project implementation to commence in Q2 2024. Grant expiration date 01/31/25.
	Prop 123	DOLA	Other			Approved	7/1/23		9/1/23	Established a baseline of 1,205 units and a 3 year commitment of 108 units

RHA	Local Planning Capacity Grant	DOLA	Administration/Planning	\$200,000		In Progress	12/4/23			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.
	HB21-1271 - DOH Technical Assistance	DOLA	Technical Assistance	\$100,000		Approved	3/1/23	\$85,000	5/25/23	The Affordable Housing Toolkit for Local Officials offers technical assistance to communities working to make progress on local housing goals. City of Durango sent letter of support. The RHA received the award letter for the Affordable Housing Toolkit for Local Officials. We are completing the Scope of Work to include: help with best practices in our fund balance, grant writing, how to facilitate a potential tax for workforce housing, other Housing Authorities best practices and case studies, and to provide a facilitated strategic development session for the RHA Board

	HB21-1271 - DOH Technical Assistance	DOLA	Technical Assistance	\$20,000		Approved	3/15/23	\$20,000	5/25/23	Affordable Housing Technical Assistance training sessions for housing leaders and industry with the City of Durango. Completed July 26-27 educational series.
	La Plata Economic Development Alliance - Housing Catalyst Fund	Catalyst Fund	Predevelopment	\$33,867		Denied	10/30/23	\$0		Application denied, recommended to meet with LPC Planning staff to discuss feasibility
<b>TOTALS</b>				<b>\$25,514,025</b>	<b>\$5,853,000</b>			<b>\$9,075,000</b>		