



**Agenda**  
RHA Board of Directors  
March 14, 2024 2:00- 4:00 p.m.

Center for Innovation  
835 Main Ave Suite 225, Durango CO  
[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. February 2024 Minutes (pg. 2)
2. February 2024 Financial Statements (pg.10)
3. Approval of 2023 RHA Annual Report (pg. 14)
4. Approval of Housing Summit Contract with DoubleTree (pg. 26)

**F. Public Presentations and Engagement**

1. Brian Rossbert, Housing Colorado- Legislative Updates
2. Brad Blake, Pine River Commons
3. Jim Goodman, Glacier Club

**G. Alliance Updates**

1. Program Director Report – *Sarah Tober*
2. Catalyst Fund Updates – *Mike French & Sarah Tober*
3. Housing Summit ~ *Sarah Schwartz* (pg. 30)
4. 2024 Goals Tracking – *Sarah Tober* (pg.34)
5. STEER Committee - *Sarah Tober*
6. Housing Needs Assessment - *Sarah Tober* (pg. 35)
7. Housing Catalyst Revolving Loan Fund - *Mike French & Sarah Tober*

**H. Decision Items**

1. Approval of MOU for DIDF Transfer (pg. 39)
2. Annual IGA Escalation (pg. 42)
3. Approval of RHA Partnership on Rural Economic Development Initiative (REDI) Grant (pg.50)

**I. Discussion/Updates**

1. Grant Matrix – *Sarah Schwartz* (pg. 54)
2. Prop 123 Updates – *Staff*
3. Legislative Updates – *Staff*

**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

February 8, 2024, 2:00–4:00 p.m.

Virtual, Zoom

A. MEETING CALLED TO ORDER by Vice-Chair Porter-Norton at 2:02 p.m. (00:00:00)

B. INTRODUCTIONS AND ROLL CALL (00:01:03)

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 type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Gilda Yazzie	City of Durango, Councilor	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Eva Henson	City of Durango, Housing Innovation Manager	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Kathleen Sickles	Town of Bayfield, Manager	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" type="checkbox"/> Online
Brenna Morlan	Town of Bayfield, Trustee	<input type="checkbox"/> Present	<input type="checkbox"/> Absent	<input checked="" 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 type="checkbox"/> Present	<input checked="" type="checkbox"/> Absent	<input type="checkbox"/> Online

OTHERS PRESENT:

- o Mike French, EDA, online
- o J.J. Desrosiers, EDA, online
- o Sarah Tober, EDA, online
- o Sarah Schwartz, EDA, online
- o Nicol Killian, Town of Bayfield, online
- o Laurie Roberts, Public, online
- o Lisa Bloomquist-Palmer, HomesFund, online
- o Cynthia Roebuck, public, online
- o Leslie Carlson, public, online
- o Chris Coleman, Durango 9R, online
- o Jessica Jones, Habitat for Humanity, online
- o Elizabeth Salkind, Housing Solutions, online
- o Jenn Lopez, Project Moxie, online
- o Meade Harbison, Southern Ute Growth Fund, online
- o Amos Lee, public, online
- o Caroline Kinser, public, online
- o Joan Fauteaux, DAAR, online
- o Emily Missildine, public, online
- o Gavin Martinez, public, online

Vice-Chair Porter-Norton and Director Craig recused themselves from the first item during Public Comment as the proposed project is located within the County and may go through a land use process within the jurisdictions they represent.



**C. PUBLIC COMMENT** (00:05:15)

Vice-Chair Porter-Norton reminded the Board of an email received from Laurie Roberts earlier in the week that represented her public comment.

*Secretaries Note: Vice-Chair Porter-Norton and Director Craig entered a separate breakout room at 2:08 p.m. as they may be potential decision makers on this item through La Plata County.*

Jessica Jones, Executive Director of Habitat for Humanity of La Plata County, discussed a potential 5-acre land donation at 61 Airpark Drive for affordable housing. While the landowner expressed interest in donating, both parties seek assurances on project feasibility before finalizing the donation, prompting Habitat to seek guidance as they do not own the land yet. Various directors highlighted the need for city planning department consultation due to the land's location in a joint planning area outside Durango city limits, which may pose barriers to housing construction given its primarily industrial nature.

*Vice-Chair Porter-Norton and Director Craig rejoined the meeting after Ms. Jones' presentation at 2:14 p.m.*

Lisa Bloomquist-Palmer, executive director of HomesFund, stated she would reach out to Jessica about a study they had previously done on the land.

Ms. Bloomquist-Palmer mentioned that the Colorado Mountain Housing Conference (CMHC) is scheduled to take place from April 14-16, 2024, at Mount Princeton Hot Springs. The conference, which was held at the same location last year, serves as a gathering for diverse communities and organizations, including those similar to the Regional Housing Authority (RHA) and other represented entities. Registration for the conference will open soon, and interested parties are encouraged to contact Ms. Bloomquist-Palmer for any inquiries or additional information.

**D. APPROVAL OF AGENDA** (00:05:15)

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

**E. CONSENT AGENDA** (00:14:20)

The consent agenda consisted of the January 2024 Board Meeting Minutes and the January 2024 Financial Statements.

Director Hall moved to approve the January 2024 Consent Agenda less the January minutes which he would like to offer an amendment to. Director Hall's motion was seconded by Director Garcia. The motion passed unopposed by voice vote.

Director Hall suggested a modification to the January 2024 Board Meeting Minutes concerning the discussion on the Strategic Plan Adoption. Specifically, he proposed a change to the language on page 6 related to an idea suggested by Ms. Tober. The original sentence mentioned creating a policy paper outlining best practices in land use for each jurisdiction, but Director Hall recommended updating it to state that the RHA should create a policy paper outlining best practices in land use that can be provided to all jurisdictions.

**Director Craig motioned, and Director Morlan seconded to approve the January 2024 Board Meeting Minutes with the changes. The motion passed unopposed by voice vote.**

**F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES** (00:19:10)

No presentations were scheduled or presented.

## G. ALLIANCE UPDATES

### 1. CATALYST FUND UPDATES – MIKE FRENCH & SARAH TOBER (00:19:32)

On February 7<sup>th</sup>, 2024, the Durango Industrial Development Foundation (DIDF) voted to dissolve and distribute its remaining funds, totaling just under \$2 million, approximately \$950,000 of which will go to the RHA. Legal fees and settlements for the dissolution are underway, and the funds are anticipated to be wired within 14 days. Collaboration with Chair Vaughn and Vice-Chair Porter-Norton is planned to establish a separate account from the original Catalyst Fund. The new sub-fund will operate as a revolving loan fund for workforce housing projects, similar to the Catalyst application, involving a working committee and banking partners offering low to no interest. Despite the need for infrastructure setup in the next two weeks, there was much enthusiasm expressed about the potential impact of the new fund.

It was stated that Treasurer Garcia and La Plata Economic Development Alliance (EDA) Accountant, Carolyn Moller, are collaborating on establishing financial infrastructure. Treasurer Garcia expressed appreciation for the hard work and congratulated the team on securing funds. Vice-Chair Porter-Norton commented on the excellent news, acknowledging the dedicated effort to obtain the funding. She highlighted that it demonstrates strong community support and responsiveness when the community becomes aware of the affordable housing needs.

Ms. Tober provided an update on the Catalyst Fund, mentioning the completion of Round 2, where contracts have been signed and most funds have been distributed. There was media coverage in the *Durango Herald* regarding the fund's involvement in mobile home park preservation. Round 3 of the Catalyst Fund is scheduled to open in March 2024, with closing and distributions expected in April/May 2024.

### 2. PROGRAM DIRECTOR REPORT – SARAH TOBER (00:26:12)

Ms. Tober relayed that the Stakeholder Taskforce for the Evaluation and Endorsement of Revenue-streams (STEER) Committee meeting was successful, with 15 attendees and ongoing communication with 30 people expressing interest. It was noted that the Ignacio and Bayfield School Districts, as well as a parks and open space representative, are yet to be included. Most attendees committed to stay involved with the next meeting scheduled for March 5<sup>th</sup> or 6<sup>th</sup>. There are ongoing discussions with the Buell Foundation for potential support and funding. Ms. Tober provided an overview of the STEER Committee's focus on exploring revenue streams and determining the best direction. The committee's purpose is to identify a sustainable funding source for workforce housing in La Plata County. Comprising 15 to 20 members representing various sectors, including leaders, advocates, and industry professionals, the Committee is tasked with evaluating and endorsing revenue streams, she told the Board. It will analyze data, polling information, and potential taxes, considering budget needs and how funding could enhance RHA's efforts. The committee is expected to be actively engaged for the next 4 to 6 months, meeting at least once a month and possibly more often for in-depth studies. The goal is for the committee to provide recommendations to the RHA Board regarding the funding mechanisms to pursue.

Ms. Tober announced that Ms. Bloomquist-Palmer will be departing from HomesFund in the next few months and expressed strong support and gratitude for her partnership and hard work. Her last day is expected to be at the end of April or May, depending on organizational needs. As a result, HomesFund is currently in the process of hiring a new executive director.

Lastly, Ms. Tober directed the Board's attention to the draft RHA Newsletter included in the packet. The newsletter is intended for quarterly distribution, responding to requests from developers and community members for an outreach and education mechanism. EDA staff has maintained a list of individuals who attended the education series as well as a substantial number of people interested in housing from both the County and Region 9. The goal is to utilize this outreach list and seek Board input on the draft of the first newsletter, to move forward with its distribution in the coming months.

3. 2024 GOALS TRACKING – SARAH TOBER (00:38:23)

It was again reported that the RHA has successfully established a STEER Committee, and progress is expected to continue throughout the year. Additionally, there is notable progress on Strategy 3 of the Strategic Plan, which was initially planned for 2025. EDA staff is currently working on a DOLA (State of Colorado Department of Local Affairs) grant application, proposing to allocate a portion of it for a land use consultant. The consultant's role would involve creating a white paper on best practices on land use and affordable housing policies for the municipalities and government involved, along with providing technical assistance. This grant has the potential to enhance the RHA's capacity, and Treasurer Garcia has been instrumental in crafting the application and maintaining ongoing discussions with DOLA to ensure alignment with our goals.

4. HOUSING SUMMIT- SARAH TOBER & SARAH SCHWARTZ (00:39:58)

A draft agenda for the 2024 RHA Housing Summit was presented on page 17 of the Board's packet. The agenda has been developed with input from contacts throughout the state via the Regional Housing Alliance and Project Moxie. Efforts are being made to secure the DoubleTree as the venue for the event on April 30<sup>th</sup>, 2024. The aim is to accommodate 80 to 100 attendees. The draft agenda includes a closing reception with funders, providing an opportunity for networking and potential sponsorships. The goal is to offset event expenses and potentially generate revenue for the RHA. The agenda is in draft, and staff are open to feedback, and it will be refined over the next month. A save-the-date announcement will be sent soon to encourage attendance.

Director Hall expressed anticipation of significant interest and suggested considering how the event aligns with other forums, such as one in April related to Ms. Bloomquist-Palmer's departure. He raised questions about the potential overlap or connection between the events and the importance of defining the intended audience.

The importance of active engagement of the STEER committee was emphasized, with a suggestion for someone from the committee to share thoughts on revenue streams. The preference for local perspectives, including communities like Grand Junction (or other Western Slope communities), and the importance of a local feel were emphasized. The idea of an open house for the general public from 5 to 6 p.m., was put forth to cater to a broader audience without a full-day commitment. Vice-Chair Porter-Norton expressed enthusiasm for the positive direction of the RHA and the valuable work of the STEER Committee. She also directed the Board to email EDA staff with ideas and feedback to further shape the Housing Summit.

5. RFP FOR HOUSING NEEDS ASSESSMENT- SARAH TOBER & SARAH SCHWARTZ (00:51:09)

Currently, EDA staff is in the process of creating a Request for Proposals (RFP) for a housing needs assessment. Ms. Tober is reaching out to government partners to gather specific data points they are looking for in the assessment, ensuring alignment with their needs with the intention to share the RFP with partners before posting it and plans to keep it open for a month. The goal is to identify any missing data points in their current metrics and to ensure that they are included in the assessment.

6. 2023 ANNUAL REPORT- MIKE FRENCH & SARAH SCHWARTZ (00:52:28)

A draft of the RHA 2023 Annual Report was sent to the Board before the meeting report covers various aspects of the RHA, including the Board of Directors, focus, and commitment to addressing the housing needs of La Plata County. Ms. Tober encouraged Board members to review, make markups on the PDF, or send any potential edits via email. The plan is to bring it back for board approval next month, followed by printing and distribution in PDF format.

## H. DECISION ITEMS

1. RESOLUTION 2024-03 STRATEGIC PLAN ADOPTION (00:54:42)

Resolution 2024-03 is focused on adopting the strategic plan. Mr. Desrosiers mentioned that the resolution reflects the culmination of the past few months spent refining and discussing the strategic plan that came out of

the October 2023 RHA Board Retreat. The resolution articulates the formal adoption of the crafted strategic plan, and the document is attached for reference.

**Director Sickles motioned, and Director Hall seconded to approve Resolution 2024-03 Strategic Plan Adoption. The motion passed unopposed by voice vote.**

2. INVOICING FOR THE IGA (00:58:51)

EDA staff brought up the topic of invoicing for the Intergovernmental Agreement IGA, Ms. Tober sought confirmation from the board on whether it was acceptable to begin invoicing government partners at this time instead of the traditional time in March.

All directors confirmed that their respective jurisdictions are prepared to pay once their invoice has been received.

**I. DISCUSSION/UPDATE**

1. GRANT MATRIX— SARAH SCHWARTZ (00:59:54)

Ms. Schwartz expressed gratitude for the feedback received, mentioning significant revisions to the document. The revamped version is considered to be an improvement, providing a comprehensive overview of the history of grants and their current status. Page 30 of the packet includes basic statistics segmented by jurisdiction and the use of funds.

The Town of Bayfield had received a letter from La Plata County regarding the \$700,000 infrastructure grant awarded by the County for Cinnamon Heights and said that the process is moving forward. Ignacio is awaiting some numbers from Fading West. Once received, modifications or requests will be made to La Plata County and IHUI for additional Grant funds intended for the progressing Rock Creek Project. Director Hall highlighted that the County focuses on providing support to various projects rather than building houses directly. Projects such as those in Bayfield, Ignacio, West Side Mobile Home Park, and the Adventure Inn Project are incorporated into the spreadsheet used as the grant tracker. While there may not be extensive details in the update, it was noted that the West Side project is ongoing. Vice-Chair Porter Norton highlighted her focus on the bottom line of the report and found the gap analysis interesting and impressive. She acknowledged the substantial amount brought into the community, noting that a significant portion comes from ARPA funds, which may not be sustainable at the state level.

The only substantial update for the RHA is the Local Planning Capacity Grant. If the Board has additional feedback or specific information they would like to see, such as a tab displaying all La Plata County funding going out, EDA staff is open to including that in the March version of the report or any subsequent board packets.

2. PROP 123 UPDATES— EVA HENSON & SARAH TOBER (01:05:09)

Director Henson reported on a recent Prop 123 webinar where survey results were discussed. The next stakeholder advisory meeting is on February 26 to address the 90-day fast-track process. Despite a perfect application, achieving the 90-day timeframe was thought to be optimistic as the development processes typically exceed the 90-day timeframe. The diverse statewide land use code standards complicate matters. No discussions on extending the 90 days have occurred. DOLA and the Division of Housing are aware of the difficulties and are looking into concerns. Municipalities find it challenging to meet the 90-day requirement, especially with diverse projects. Prioritizing projects with different scales and affordability levels poses challenges, and the suggestion is that all projects with workforce and affordability components should be eligible for the 90-day fast track, creating a staff capacity challenge.

Director Hall expressed the need for modifications in the current system and that even with a perfect application, meeting the 90-day timeframe is difficult, particularly for communities like La Plata County with complex land use codes. Smaller communities lacking staff may struggle, leading to a disparity in resources. Adjustments or rule changes may be necessary for communities with limited capacity, and parallels were drawn to past concerns about land banking, emphasizing implementation challenges despite initial policy enthusiasm.

3. LEGISLATIVE UPDATES (01:12:26)

Vice-Chair Porter-Norton shared that she had spent considerable time on legislative calls with the County's two lobbying organizations, CCI and CCAT. While the issues related to Prop 123 timelines have been brought up, there is currently no legislation aimed at remedies at this time. Addressing the concerns might be a focus for the 2025 legislative session as many Prop 123 requirements have not had ample time to be implemented and evaluated, she said.

Vice-Chair Porter-Norton mentioned that in the face of Senate Bill 23-213 failing there are now several smaller bills addressing ADUs, Transit Oriented Communities, and regional growth planning. All of these are being tracked and not all apply in rural areas.

Of note is a potential bill(s) related to requiring or incentivizing regional needs assessments for housing and potential other regional-level actions. The Governor and the Colorado Municipal League each have developed bills but nothing as of this date has been introduced. It was emphasized, that the need for tracking all these bills is important due to implications across La Plata County and each jurisdiction.

An upcoming construction defect bill related to condominium construction was discussed. Although the concept has been met with much opposition, any bill could address the need to balance getting more condos built and protections for homeowners.

## J. Member Updates

1. TOWN OF IGNACIO (01:16:25)

Treasurer Garcia provided updates on the Rock Creek project, mentioning progress in reallocating funds through IHUI for the vertical portion and refining a request to the County for infrastructure and construction dollars. The project has been selected for consideration at the Colorado Municipal League (CML) Annual Conference, where Treasurer Garcia will present this summer. Discussions with the Southern Ute Indian Tribe continue, and if congressionally directed spending approvals are obtained, they will join the project's presentation at CML. He also expressed excitement about the potential for both rental and homeownership opportunities within Fading West and looks forward to collaborating with HomesFund on the project's deed restrictions and permanent financing.

Treasurer Garcia suggested addressing the lack of information about the RHA in the community, emphasizing the need for better outreach, potentially using press releases, to clarify the RHA's role and achievements. He encouraged Directors to actively think about opportunities for messaging and raising awareness about the RHA as a distinct organization from local government entities.

2. TOWN OF BAYFIELD (01:19:04)

Director Sickles provided updates on the Cinnamon Heights project, mentioning the upcoming replat regarding the 30 units. The project is approaching a public hearing, and despite the town being a majority landowner in the HOA, approval from the HOA is needed as other lots in the subdivision are not town-owned. A special meeting will be held for this purpose. She added that the RFQ for builders has been under review by professionals, with the board considering it at their meeting on February 20<sup>th</sup> and expressed excitement about obtaining funding for infrastructure, and emphasized the goal of ensuring local contractors have the opportunity to contribute. Director

Sickles mentioned inquiring about local preference in State grants, but State officials have not provided clear answers.

3. CITY OF DURANGO (01:20:50)

Director Henson and Nicole Killian have agreed to be panelists and presenters at the upcoming Wells Group Real Estate forecast event. The event is expected to be held in person, with the location yet to be determined, possibly at Fort Lewis College. She anticipates the presentation will include statistical data, information about housing projects in the pipeline, and other relevant updates.

In addition, Director Henson highlighted a significant achievement with the City Council regarding a public-private partnership for the Durango Crossings housing project. The project entails around 149 units, with 50% designated for affordable workforce housing, including 50% for home ownership. This initiative is noted as the largest-scale mixed-use development of its kind in Durango, representing a substantial accomplishment for the community. Director Henson added that the project was awarded funding in the first round of the Catalyst Fund. Director Henson also spoke about the progress of inclusionary zoning, mentioning that it will be presented to the Community Development Commission. An inclusionary zoning update is expected by the end of March. Director Henson plans to keep the RHA board informed and invites them to listen in the morning for a summary report with input from various stakeholders, including minor updates based on community engagement feedback received in December.

Director Henson announced significant achievements in securing grants for the city of Durango, with a reimbursement of \$4 million received. She expressed pride in her team's hard work and acknowledged the support from the city of Durango, development partners, and the finance department. The funds include \$3 million from the Federal Government through Congressional funding, attributed to Senators Bennett and Hickenlooper, and \$1 million from House Bill 1271 funds for IHUI. Director Henson celebrated the successful grant reporting and emphasized the importance of this reimbursement, concluding the update on a positive note.

Director Yazzie shared various successes, acknowledging Director Henson's diligence in her work with the Housing Innovation Program. She invited everyone to an open house for the new location of the City's Community Development Department at the former Big Picture High School on February 9th at noon, and a public forum for the new Police Department City Hall on February 27th from 5:30 to 7:30. Director Yazzie added that another Engage Durango forum is scheduled for March 26th from 5 to 6:30 at the Durango Public Library and encouraged people to attend these events to engage with city departments, including housing initiatives. Additionally, she expressed pride in the City's efforts to address opposition and change zoning for the Tree Farm village project. Director Yazzie concludes by thanking everyone for their efforts in the housing initiatives.

4. LA PLATA COUNTY (01:26:14)

Director Hall highlighted the County's ongoing support for housing initiatives, mentioning the allocation of additional funds to HomesFund for the mortgage assistance program. He emphasized the various programs and contributions the County has made over the past year, including fiscal agent roles, ARPA money commitments, and private activity bond allocations and he noted that these efforts might not always be publicized but are significant contributions to housing in the community. Additionally, he discussed recent discussions about code amendments related to housing, and other improvements, indicating the County's commitment to enhancing housing-related regulations.

Vice-Chair Porter-Norton suggested creating a JPEG of the 2023 Year in Review infographic shared earlier and encouraged sharing it on social media platforms like Facebook and Instagram to increase awareness about the RHA's activities and accomplishments. She highlighted the importance of utilizing social media to reach the community and provide quick, easy-to-read updates.



**K. MEETING ADJOURNED** by Vice-Chair Porter-Norton at 3:36 pm

(01:34:14)

**Recording:** [https://us06web.zoom.us/rec/share/Qi-w79IU5mXjmBr-H4IHbJodc5xIMcR9r\\_DFWxC6jpkHp6N1udJwZXu32YYOSGVA.cgrFR\\_TW2nSnu4II](https://us06web.zoom.us/rec/share/Qi-w79IU5mXjmBr-H4IHbJodc5xIMcR9r_DFWxC6jpkHp6N1udJwZXu32YYOSGVA.cgrFR_TW2nSnu4II)

**Passcode:** aMYG#8A#

PENDING APPROVAL



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

03/06/24

Accrual Basis

As of February 29, 2024

	Feb 29, 24	Feb 28, 23	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Operating Funds (Unrestricted)	203,427	185,628	17,798
<b>Total Checking/Savings</b>	203,427	185,628	17,798
<b>Accounts Receivable</b>	250,350	0	250,350
<b>Other Current Assets</b>			
1400 · Prepaid Expenses	1,281	1,410	(128)
<b>Total Other Current Assets</b>	1,281	1,410	(128)
<b>Total Current Assets</b>	455,058	187,038	268,020
<b>Other Assets</b>			
1700 · Lease Deposit	350	350	0
<b>Total Other Assets</b>	350	350	0
<b>TOTAL ASSETS</b>	<b>455,408</b>	<b>187,388</b>	<b>268,020</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
<b>Accounts Payable</b>			
2000 · Accounts Payable	6,605	424	6,181
<b>Total Accounts Payable</b>	6,605	424	6,181
<b>Total Current Liabilities</b>	6,605	424	6,181
<b>Total Liabilities</b>	6,605	424	6,181
<b>Equity</b>			
2053 · Unrestricted Net Assets	222,255	221,788	467
2054 · Reserved for Emergencies	6,587	1,267	5,320
Net Income	219,962	(36,091)	256,053
<b>Total Equity</b>	448,804	186,964	261,840
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>455,408</b>	<b>187,388</b>	<b>268,020</b>

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

	<u>Jan - Feb 24</u>	<u>YTD Budget</u>	<u>% of YTD Budget</u>	<u>Annual Budget</u>	<u>% of Annual Budget</u>	<u>Notes</u>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>3000 · Unrestricted Revenues</b>						
<b>3100 · IGA Member Contribution Revenue</b>						
<b>3101 · City of Durango</b>	72,000.00	72,000.00	100.0%	72,000.00	100.0%	
<b>3102 · La Plata County</b>	173,850.00	137,250.00	126.67%	137,250.00	126.7%	LP County approved more funds for 2024
<b>3103 · Town of Ignacio</b>	4,500.00	4,500.00	100.0%	4,500.00	100.0%	
<b>3104 · Town of Bayfield</b>	11,250.00	11,250.00	100.0%	11,250.00	100.0%	
<b>Total 3100 · IGA Member Contribution Revenue</b>	<u>261,600.00</u>	<u>225,000.00</u>	<u>116.27%</u>	<u>225,000.00</u>	<u>116.3%</u>	
<b>Total 3000 · Unrestricted Revenues</b>	<u>261,600.00</u>	<u>225,000.00</u>	<u>116.27%</u>	<u>225,000.00</u>	<u>116.3%</u>	
<b>Total Income</b>	<u>261,600.00</u>	<u>225,000.00</u>	<u>116.27%</u>	<u>225,000.00</u>	<u>116.3%</u>	
<b>Gross Profit</b>	261,600.00	225,000.00	116.27%	225,000.00	116.3%	
<b>Expense</b>						
<b>4315 · Professional Services</b>						
<b>4398 · Prof'l Services - Admin Fee</b>	3,986.66	3,986.66	100.0%	23,920.00	16.7%	
<b>4005 · Prof Serv Audit Fees</b>	6,250.00	6,500.00	96.15%	6,500.00	96.2%	
<b>4322 · Prof'l Services- Legal Fees</b>	36.00	583.30	6.17%	3,500.00	1.0%	
<b>4323 · Prof'l Services- Website</b>	0.00	208.00	0.0%	1,248.00	0.0%	
<b>4325 · Prof'l Services- Marketing</b>	0.00	0.00	0.0%	15,000.00	0.0%	
<b>4394 · Prof'l Services-Hsng Strategy</b>	29,729.16	29,666.66	100.21%	178,000.00	16.7%	
<b>Total 4315 · Professional Services</b>	<u>40,001.82</u>	<u>40,944.62</u>	<u>97.7%</u>	<u>228,168.00</u>	<u>17.5%</u>	
<b>4080 · Liability Insurance</b>	255.68	293.34	87.16%	1,760.00	14.5%	
<b>4122 · Office Expense</b>	626.00	705.50	88.73%	1,500.00	41.7%	
<b>4340 · Rent</b>	700.00	700.00	100.0%	4,200.00	16.7%	
<b>4360 · Telephone &amp; Internet</b>	54.44	50.00	108.88%	300.00	18.1%	
<b>4379 · Training</b>	0.00	0.00	0.0%	4,000.00	0.0%	
<b>6240 · Miscellaneous</b>	0.00	173.30	0.0%	1,040.00	0.0%	
<b>Total Expense</b>	<u>41,637.94</u>	<u>42,866.76</u>	<u>97.13%</u>	<u>240,968.00</u>	<u>17.3%</u>	
<b>Net Ordinary Income</b>	<u>219,962.06</u>	<u>182,133.24</u>	<u>120.77%</u>	<u>(15,968.00)</u>		
<b>Net Income</b>	<u><u>219,962.06</u></u>	<u><u>182,133.24</u></u>	<u><u>120.77%</u></u>	<u><u>(15,968.00)</u></u>		

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

03/06/24

Accrual Basis

February 2024

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
<b>3000 · Unrestricted Revenues</b>										
<b>3100 · IGA Member Contribution Revenue</b>										
<b>3101 · City of Durango</b>										
Invoice	02/09/2024	129		City of Durango	Annual RHA Support - 2024 Contribution	Unrestricted Income			72,000.00	72,000.00
	Total 3101 · City of Durango							0.00	72,000.00	72,000.00
<b>3102 · La Plata County</b>										
Invoice	02/09/2024	2001		La Plata County	Annual RHA Support - 2024 Contribution	Unrestricted Income			173,850.00	173,850.00
	Total 3102 · La Plata County							0.00	173,850.00	173,850.00
<b>3103 · Town of Ignacio</b>										
Invoice	02/09/2024	131		Town of Ignacio	Annual RHA Support - 2024 Contribution	Unrestricted Income			4,500.00	4,500.00
	Total 3103 · Town of Ignacio							0.00	4,500.00	4,500.00
<b>3104 · Town of Bayfield</b>										
Invoice	02/09/2024	130		Town of Bayfield	Annual RHA Support - 2024 Contribution	Unrestricted Income			11,250.00	11,250.00
	Total 3104 · Town of Bayfield							0.00	11,250.00	11,250.00
	Total 3100 · IGA Member Contribution Revenue							0.00	261,600.00	261,600.00
	Total 3000 · Unrestricted Revenues							0.00	261,600.00	261,600.00
	Total Income							0.00	261,600.00	261,600.00
	Gross Profit							0.00	261,600.00	261,600.00
<b>Expense</b>										
<b>4315 · Professional Services</b>										
<b>4398 · Prof'l Services - Admin Fee</b>										
Bill	02/01/2024			La Plata Economic Development ...	mo admin 2024	Unrestricted Expense		1,993.33		1,993.33
	Total 4398 · Prof'l Services - Admin Fee							1,993.33	0.00	1,993.33
<b>4005 · Prof Serv Audit Fees</b>										
Bill	02/29/2024	65063		Fredrick Zink & Associates, PC	Audit of 2023 - first invoice	Unrestricted Expense		6,250.00		6,250.00
	Total 4005 · Prof Serv Audit Fees							6,250.00	0.00	6,250.00
<b>4322 · Prof'l Services- Legal Fees</b>										
Bill	02/01/2024	4332		Law Office of David Liberman	Jan emails-mtg, IGA revision	Unrestricted Expense		36.00		36.00
	Total 4322 · Prof'l Services- Legal Fees							36.00	0.00	36.00
<b>4394 · Prof'l Services-Hsng Strategy</b>										
Bill	02/01/2024			La Plata Economic Development ...	mo contract for 2023	Unrestricted Expense		14,833.33		14,833.33
Bill	02/12/2024	889		Homes Fund Inc	Shared Equity program consulting with N...	Unrestricted Expense		62.50		14,895.83
	Total 4394 · Prof'l Services-Hsng Strategy							14,895.83	0.00	14,895.83
	Total 4315 · Professional Services							23,175.16	0.00	23,175.16
<b>4080 · Liability Insurance</b>										
General Jou...	02/29/2024	24004			monthly liab insurance expense	Unrestricted Expense		127.84		127.84
	Total 4080 · Liability Insurance							127.84	0.00	127.84

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

03/06/24

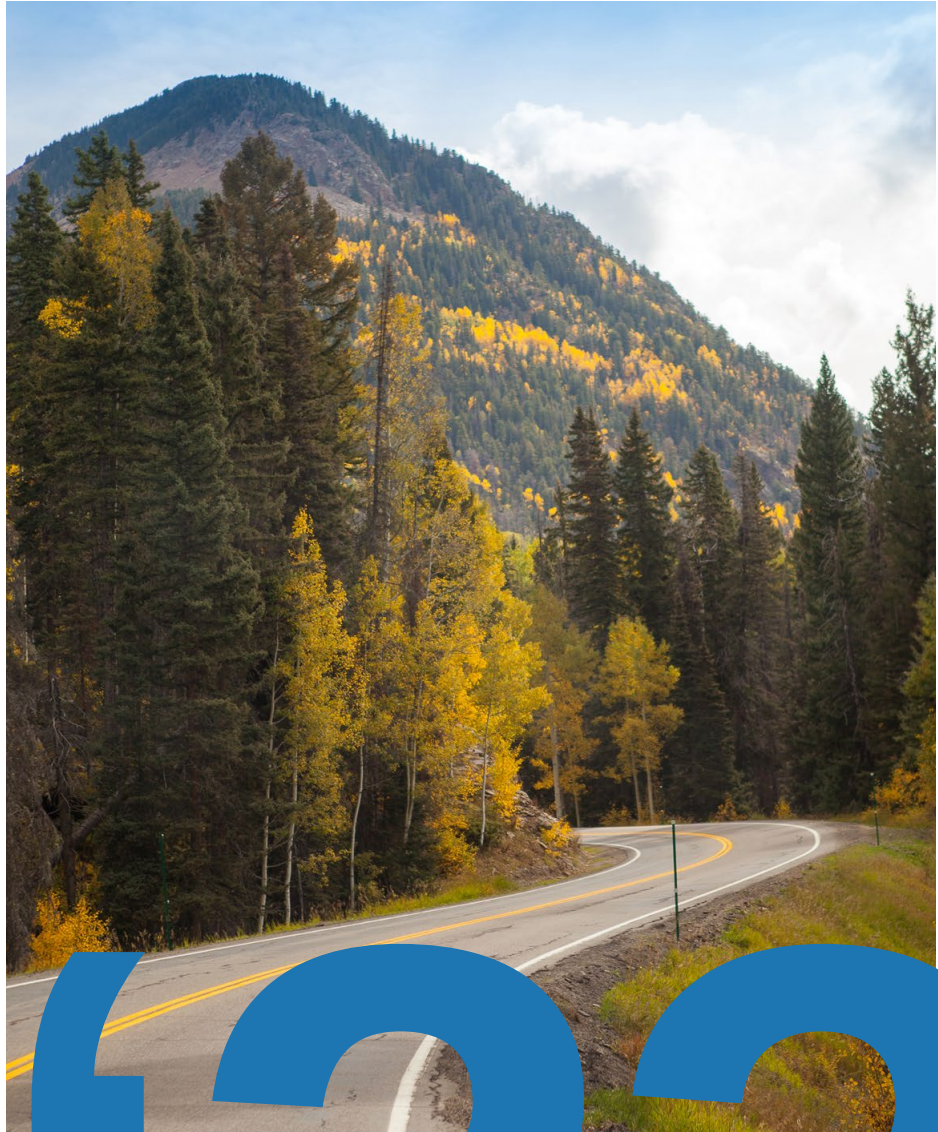
Accrual Basis

February 2024

Type	Date	Num	Adj	Name	Memo	Class	Clr	Debit	Credit	Balance
<b>4340 · Rent</b>										
Check	02/01/2024	bp		Durango Chamber of Commerce	mo rent	Unrestricted Expense		350.00		350.00
Total 4340 · Rent								350.00	0.00	350.00
<b>4360 · Telephone &amp; Internet</b>										
Check	02/01/2024	bp		Fasttrack Communications, Inc.	mo service	Unrestricted Expense		27.22		27.22
Total 4360 · Telephone & Internet								27.22	0.00	27.22
Total Expense								23,680.22	0.00	23,680.22
Net Ordinary Income								23,680.22	261,600.00	237,919.78
<b>Net Income</b>								<b>23,680.22</b>	<b>261,600.00</b>	<b>237,919.78</b>



REGIONAL  
HOUSING  
ALLIANCE



# annual report 23

# Welcome

## TOGETHER WE CAN MAKE A DIFFERENCE

Dear Friends,

As 2023 comes to a close, I believe we are at a crossroads as a community. How can we collaboratively house our workforce in La Plata County? The cost of housing is pushing many of our friends and neighbors out of the area. These are people who make our lives special. They may be a waiter at your favorite restaurant, or a childcare provider, teacher, law enforcement, mechanic—the workers who support our lives and our local economy. With the rising cost of living and housing, even my own kids cannot afford to buy a home here.

The challenges are great and will take time and effort to address, but, after bringing back the long-dormant Regional Housing Alliance of La Plata County (RHA) in 2022, this year we positioned the RHA to make a real difference in the future. The RHA is a multi-jurisdictional housing authority representing the Town of Bayfield, City of Durango, Town of Ignacio, and La Plata County. Working together, the representatives of each of these jurisdictions have made housing our local workforce a top priority.

Through a unique arrangement with the La Plata Economic Development Alliance, the RHA is now staffed. These folks manage the day-to-day operations, provide local news updates on housing, pursue and obtain grant funding, and provide educational resources to developers and builders navigating access to local, state, and federal monies available for workforce housing.

In 2023, our RHA members collectively pursued over \$16 million in grants from various sources and received almost \$5 million all directed toward expanding workforce housing in the area. While three of the four local governments received grants, the funding gap was left at more than \$11M. Our area workforce housing projects need financial support, and we are unable to fill the gap needed from state funding and resources.

Recently, the RHA board formulated a strategic plan for 2024 and beyond. That strategic plan identifies our pursuit of a local funding source that is consistent and dependable. Funding from state and federal agencies gives preference to projects with local financial support. That results in layers of funding from multiple sources. Those layers are necessary if we are to address this most pressing issue. More to come on this in 2024 as we engage the community in figuring out how this would be set up.

Now that the RHA is 'stood up,' the real work begins. I look forward to a productive 2024 for the RHA and its members and partners in housing. Together we can make a recognizable difference.

- Patrick Vaughn

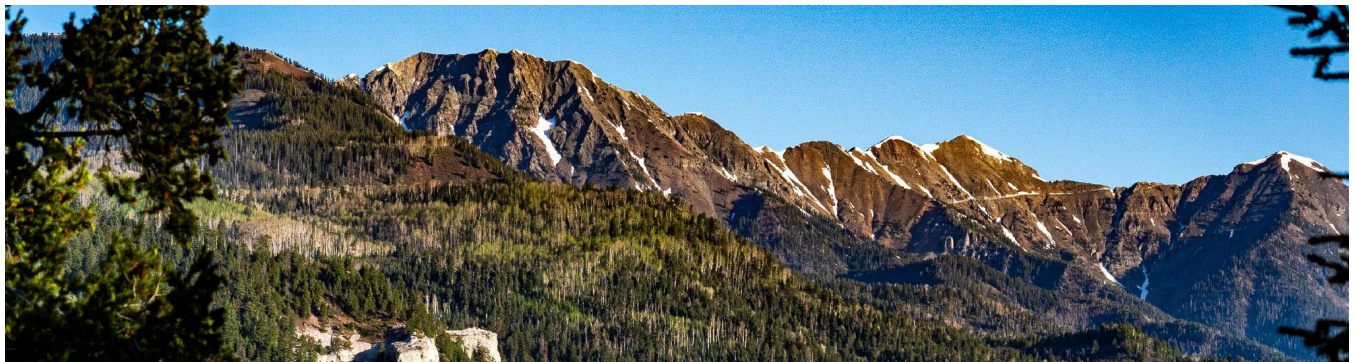


PATRICK VAUGHN

**RHA Board  
Chair**

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# About

## OUR REGIONAL HOUSING ALLIANCE

The Regional Housing Alliance (RHA) of La Plata County is a Multi-Jurisdictional Regional Housing Authority (MJHA) created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio. A unique Colorado statute allows local governments to form a housing authority to create public funding sources for affordable housing.



## MISSION

The mission of the RHA is to facilitate and support the preservation, rehabilitation, and development of appropriate affordable housing for the workforce essential to long term economic sustainability and resiliency of La Plata County and its communities

## PURPOSE

The RHA's purpose is to cultivate and sustain communities through innovative partnerships and entrepreneurial housing programs.

Through collaboration with all four governmental entities, the RHA has the the power to affect the planning, financing, acquisition, construction, reconstruction or repair, maintenance, management, and operations of housing projects or programs in La Plata County, including the incorporated jurisdictions, to:

- Advise local governments on the practical applications of local housing
- Facilitate partnerships to create housing
- Facilitate the establishment of a housing land trust
- Identify and facilitate the acquisition of vacant land that may be developed for affordable housing
- Acquire land, obtain development approvals, and issue requests for proposals for private sector and nonprofit entities to build
- Propose ballot initiatives and/or secure other sources of ongoing revenue for housing
- Review development proposals that may require authority participation
- Acquire existing housing or other real estate to assure retention of or conversion to affordable housing stock
- Develop new for-sale or rental affordable housing; and/or rehabilitate existing housing
- Ensure compliance with the authority's policies and procedures by the authority's project participants

# MEET THE RHA BOARD OF DIRECTORS

The RHA is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board.



**Pat Vaughn**, Chair  
Member at Large



**Marsha Porter-Norton**, Vice-Chair  
La Plata County, Commissioner



**Mark Garcia**, Board Treasurer  
Town of Ignacio, Town Manager



**Clark Craig**  
Town of Ignacio, Mayor



**Kevin Hall**  
La Plata County, Deputy County Manager



**Kathleen Sickles**  
Town of Bayfield, Town Manager



**Brenna Morlan**  
Town of Bayfield, Trustee



**Eva Henson**  
City of Durango, Housing Innovation Manager



**Gilda Yazzie**  
City of Durango, City Councilor

The RHA board developed an **action plan** that defines the goals of:

## LEADERSHIP

The RHA board established a goal of achieving political alignment from all four public entities and regularly reviewing any pertinent pending local legislation. The board set goals to get elected officials out in front of the public and stakeholders for engagement through PSAs, news, and media.

## STAFFING

The RHA board approved a scope of work, RFP & timeline for hiring a consultant to develop the structure of the RHA (priorities and staffing structure). The board identified the RHA's ideal future as having a full administrative staff, led by an executive director.

## FUNDING

The RHA board agreed to track state and federal funding resources to ensure no funding opportunities are missed. The IGA between the four public entities establishes a percentage-based annual contribution for RHA operations. The RHA board set a goal of funding at least two projects per year.

## DEVELOPMENT

The RHA board defined development goals as creating a funding/development checklist that is trackable, supporting two or more development projects per year, and focused outreach to developers.

## RHA'S FOCUS AND COMMITMENT

Although there has been a significant increase in state and federal resources for housing; these sources remain competitive and require that local governments provide a match to compete for these funds and help fill the growing gap between costs of construction and what our local community members can pay in rent or for-sale opportunities. According to the [La Plata County Three-Year Workforce Housing Investment Strategy](#) commissioned by La Plata Economic Development Alliance, the RHA is the agency best positioned to:

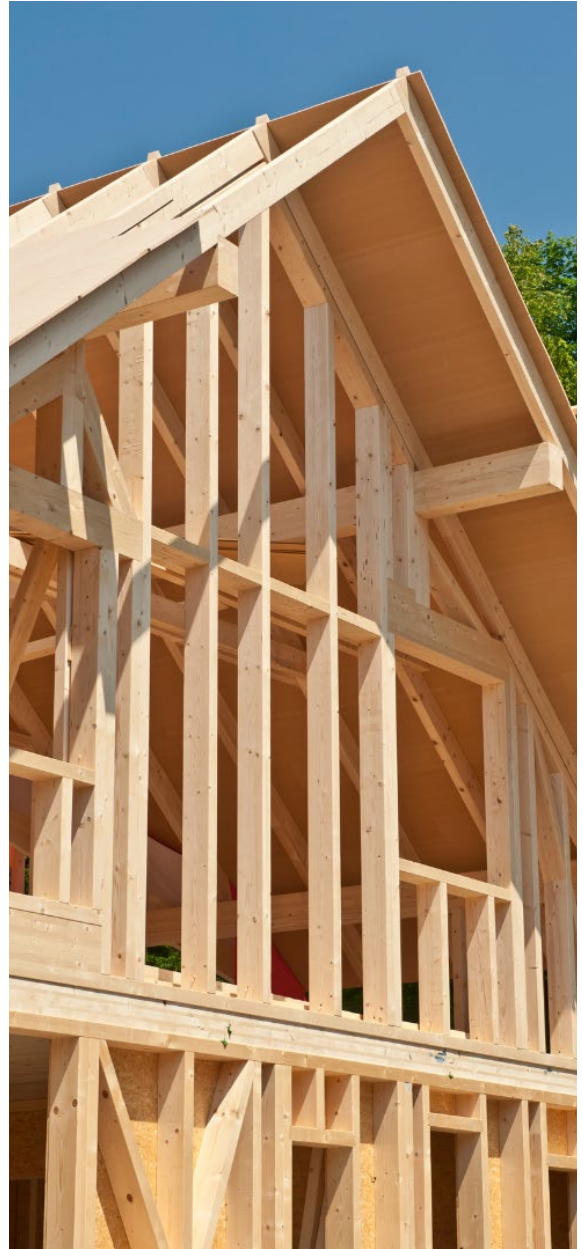
**1** coordinate local government technical assistance,

**2** track a countywide project pipeline and activities that require interagency agreements or local government resources to match for competitive federal and state programs,

**3** develop and implement a long-term funding source for housing initiatives in La Plata County.

## PARTNERSHIP WITH ECONOMIC DEVELOPMENT ALLIANCE

The RHA formally partnered with the La Plata Economic Alliance in 2023. In this collaboration, the Economic Development Alliance has taken on the role of contracted staff, allowing the RHA to adopt a more comprehensive approach to community development with less overhead expenses. This ensures that housing and economic development initiatives are well coordinated, effectively executed, and responsive to the needs the residents of La Plata County.



# THE HOUSING NEEDS OF LA PLATA COUNTY

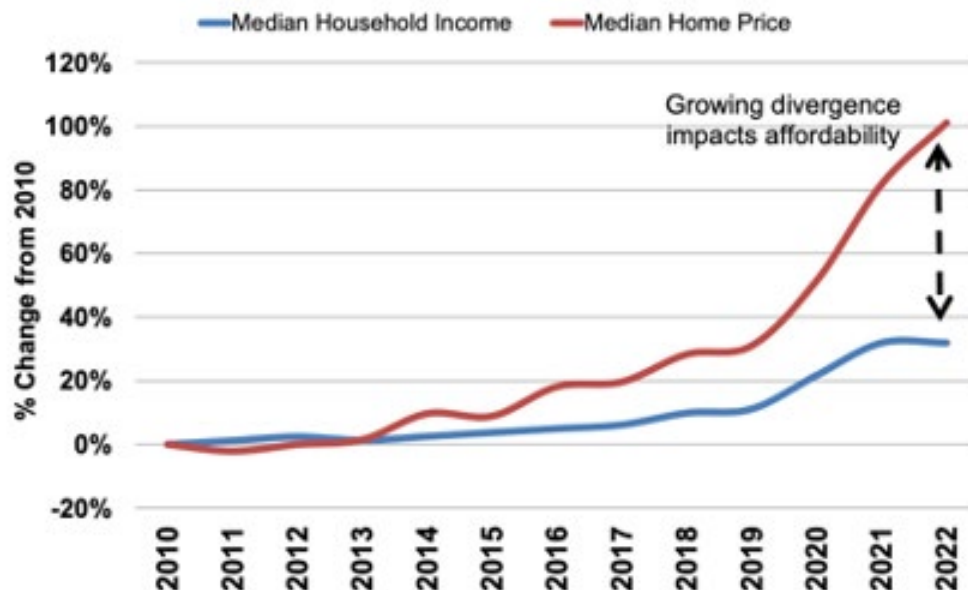
The most significant issue the regional economy faces is a declining workforce and challenges in employee recruitment and retention due to an affordable housing shortage in both the for-sale and rental markets. Without affordable units, local businesses struggle to meet their staffing needs and operate sustainable businesses. The impact is felt across incomes. Even employees earning six figures are now struggling to find housing affordable to them.



As of October 2023, the Median Single-Family Residential 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.

While the cost of housing (both for-sale and rental) has soared in recent years, wages have not increased at the same rate. This growing gap between home prices and wages requires a larger percentage of a household's income to afford housing. The impact further cost-burdens a household, often leading to displacement as households can either no longer afford to rent in La Plata County or the divergence makes homeownership unattainable.

**La Plata County  
Home Price Increase vs. Income Increase**



# 2023 Snapshot



**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

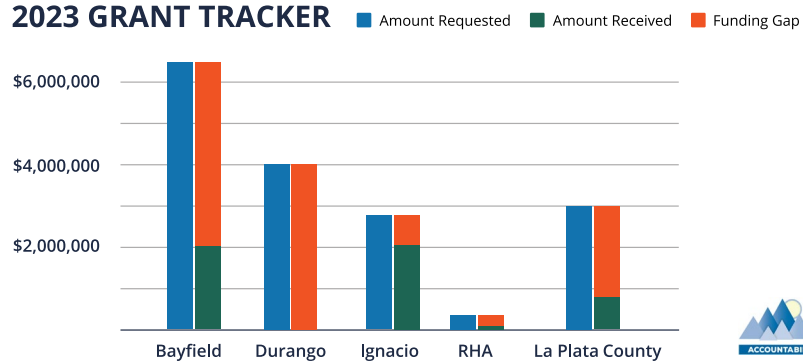


All 4 government partners opt in **Proposition 123**

**\$4,956,000**

grant awards tracked across La Plata County

## 2023 GRANT TRACKER



## PROPOSITION 123

RHA's four government partners opted into **Proposition 123**, a ballot measure that Colorado voters passed in 2022 which created a permanent State Affordable Housing Fund. In order to access Proposition 123 funding opportunities, local governments are required to "opt in" and agree to a commitment of increasing their baseline affordable housing stock by three percent each year for three years.

RHA helped to facilitate access to a regional consultant, Project Moxie, funded by Gary Communities, to help our local governments through the complex process of opting-in to the program. The Affordable Housing Financing Fund, available through Proposition 123,

includes various areas where local governments can apply for funding—land banking, project support, planning, facilitating home ownership and addressing homelessness.

The RHA is actively tracking the four government entities' projects and funding applications. In 2023, the members of the RHA pursued over \$16 million in grants from various sources and received almost \$5 million all directed toward expanding attainable and workforce housing in the area. Monthly meetings of the RHA provide a forum for community leaders and housing experts to share best practices and find ways to collaborate on innovative affordable housing solutions to the region.

## RHA REPRESENTATION

Representing the RHA, Economic Development Alliance staff attended more than 100 meetings and education forums including the Colorado Mountain Housing Coalition. This further connected the RHA with funding opportunities and housing project coordination resources. These meetings and forums are key to impactful public-private relationships with stakeholders and leadership including Region 9, DOLA, DOH, and Colorado Housing and Finance Authority (CHFA). Additionally, the RHA and Economic Development Alliance wrote more than 10 letters of support for organizations helping to solve the affordable housing shortage and workforce housing projects in the region.

## STRENGTHENED PARTNERSHIPS

The RHA has had success hosting monthly meetings that have become a hub for area housing information exchanges and collaborative partnership creation. These opportunities for sharing resources and supporting each other’s work are due to the commitment of both public and private housing partners. The community continued to demonstrate a growing effort to coordinate and fund within the region. The RHA is grateful for these ongoing partnerships.

## UPDATED WEBSITE

A new website for the RHA was created to illustrate all the work and projects the RHA has been a part of over the years. The website features a detailed history of the organization, the mission, vision and purpose of the RHA, as well as a project dashboard showcasing what each entity is currently working on. With input from the RHA Board, Economic Development Alliance staff will continue to update and revise the website as more projects enter the pipeline.

## FINANCIAL HIGHLIGHTS



*RHA's overall financial position and results of operations for the current and prior year are presented in thousands*

	2023	2022
<b>ASSETS</b>		
Checking/Savings	\$ 233,279	\$ 225,070
Prepaid Expense	\$ 720	\$ 0
Lease Deposit	\$ 350	\$ 2,172
<b>Total Assets</b>	<b>\$ 233,349</b>	<b>\$ 227,241</b>
<b>LIABILITIES &amp; EQUITY</b>		
Accounts Payable	\$ 233,999	\$ 4,186
Unrestricted Net Assets	\$ 216,468	\$ 262,510
Emergency Reserve	\$ 6,587	\$ 2,700
Net Income	\$ 5,786	\$ (42,155)
<b>Total Liabilities &amp; Equity</b>	<b>\$ 234,348</b>	<b>\$ 227,241</b>

# 2024 Look Ahead

The next year will provide the RHA with the opportunity to deepen its work in several activities that will have significant impact across the entire region. The RHA will continue to strengthen its role of inter-county coordination and provide a unified approach to addressing the affordable housing shortage in La Plata County.



## LAUNCH THE RHA STEER COMMITTEE

In response to various public conversations about meeting critical housing needs in the region, the Economic Development Alliance and RHA came together to create a process to help explore a possible public funding source for affordable housing in 2024.

The multijurisdictional housing statute passed in 2003 lays out a process for 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. This enables the RHA to fulfill one of its primary purposes of creating a local housing fund.

To help the RHA explore these local funding sources, the **S.T.E.E.R. Committee** (Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams) has been created. They are tasked with deciding if a public funding source is viable. They will also identify education opportunities and provide feedback on how the fund could be administered.

Later in 2024, the RHA will host a stakeholder convening, with the goal of engaging key partners and stakeholders in a meeting to share the findings and recommendations of the STEER Committee and build community awareness and support for the dedicated funding source.



## HOST A REGIONAL HOUSING SUMMIT

The RHA will be organizing and hosting a regional housing summit on **April 30th, 2024**. It is the intention of the RHA to engage the development community, including developers, builders, and community leaders, in a conversation on available tools, funding streams, stronger public-private partnerships, and the need and role of a sustainable local funding source. The RHA believes this will be an opportunity to bring together a diverse group of stakeholders to one “table” and emerge from the summit with a clearer path forward to help create greater impact.

## CAPACITY BUILDING

The RHA will continue to coordinate efforts to attain technical assistance and capacity building resources. In 2024, one priority will be to secure grant funds to help the RHA entities in meeting the requirements of Proposition 123 funding. The RHA team is submitting an application to the state to develop capacity and systems for tracking units, identifying units that need to be preserved, aligning resale controls for new units, and providing a regional tracker for unit creation. RHA will also continue looking at ways to apply for state funds that can help all RHA partners in the region increase capacity to deliver affordable housing.

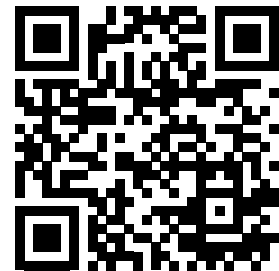
## STREAMLINE SUPPORT FOR LIHTC PROJECTS

The RHA will hold a workshop in 2024 to define its role in prioritizing **Low Income Housing Tax Credit** (LIHTC) projects to boost competitiveness for this critical rental project resource. The workshop will also look at typical roles that housing authorities take to help offset costs of these properties and provide a competitive advantage for these applications at the state.

## LEARN MORE ABOUT THE RHA

Visit the RHA website: <https://laplatahousing.colorado.gov/>

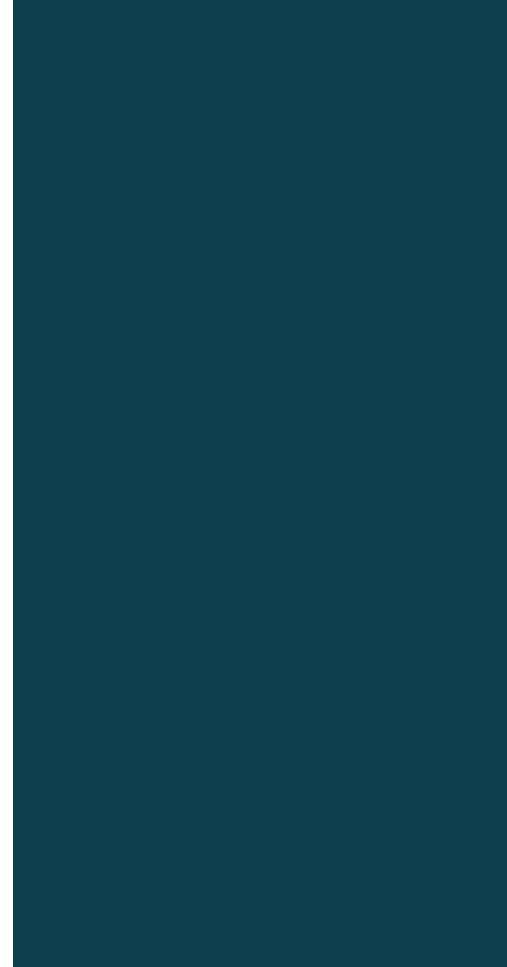
**Join a monthly RHA Board Meeting** held on the 2nd Tuesday of the month between 2-4pm. You can attend virtually or in person at the Center For Innovation in Downtown Durango. More information is on our website.





## GET IN TOUCH

PO Box 2445  
Durango, CO 81302  
(970) 828-4663  
[laplatahousing.colorado.gov](http://laplatahousing.colorado.gov)



REGIONAL  
HOUSING  
ALLIANCE





# CATERING SALES EVENT AGREEMENT

This **Express Agreement (USA) – Short Term Meeting** (“Express Agreement”) is by and between **Regional Housing Alliance of La Plata County** (“Group” or “you” or “your”) and **HLT Operate DTWC Corporation, CO By: Doubletree Management LLC, Manager d/b/a Doubletree by Hilton Durango, CO by: Doubletree Management LLC, Managing agent** (the “Hotel” or “we” or “our” or “us”).

Especially Prepared for:		Event & Hotel Information:	
Group Contact:	Sarah Schwartz	Name of “Event”:	1st Annual Southwest Housing Conference Hosted by the Regional Housing Alliance
Title:	Housing Strategy Manager	Date(s) of Event:	April 30, 2024 - April 30, 2024
Company Name:	Regional Housing Alliance of La Plata County	Post to Reader Board As:	1st Annual Southwest Housing Conference Hosted by the Regional Housing Alliance
Address:	2301 Main Ave Durango	Hotel Contact:	Amy Dobbins
City, State, Zip:	CO 81301	Title:	Senior Catering Sales Manager
Phone:	+19703893627	Phone:	(970) 382-3913
Email:	sarahs@yeslp.com	Email:	amy.dobbins@hilton.com

### Schedule Of Events And Function Space Charges:

Date	Time	Event	Room*	Setup	Agreed	Room Rental
Tue, 04/30/24	7:00 AM - 6:30 PM	Room Hold	Doubletree Ballroom	Round Tables of 8	100-120	*
Tue, 04/30/24	7:30 AM - 8:30 AM	Continental Breakfast	Doubletree Ballroom	Round Tables of 8	100-120	
Tue, 04/30/24	8:00 AM - 4:45 PM	General Session/Congress	Doubletree Ballroom	Round Tables of 8	100-120	
Tue, 04/30/24	12:00 PM - 1:00 PM	Lunch	Doubletree Ballroom	Round Tables of 8	100-120	
Tue, 04/30/24	5:00 PM - 6:00 PM	Reception Drinks	Ballroom Foyer	Exhibition - Table Top	100-120	

**Food and Beverage Minimum:** Room rental will be waived with a minimum of \$4000 in catered food and beverage revenue for your event. If less than \$4000 in food and beverage revenue for your event is obtained, the difference will be assessed as room rental not to exceed \$2000. The food revenue does not include tax, service charges, gratuity, or audio visual charges.

**Gratuity and Service Charge:** The combined gratuity and service charge that is in effect on the day of your Event will be added to your account. Currently, the combined charge is equal to **22%** of the food and beverage total, plus any applicable state and/or local taxes. A portion of this combined charge (currently **18%**) is a gratuity and will be fully distributed to servers, and where applicable, bussers and/or bartenders assigned to the Event. The remainder of the combined charge (currently **4%**) is a service charge that is not a gratuity and is the property of Hotel to cover discretionary and administrative costs of your Event.

**Taxes:** You agree to pay any and all applicable federal, state, municipal or other taxes, fees, or assessments imposed on or applicable to your Event. Currently the sales tax rate is 8.4%, and the hotel occupancy tax rate is 2%. **We will honor any available tax exemptions for which you qualify, provided that you properly complete and timely provide all documentation required by the applicable jurisdiction to substantiate said exemption.**

### Summary of Revenue Anticipated by Hotel from this Agreement

Minimum Anticipated Food and Beverage Revenue:	\$4000
<small>Total Anticipated Food and Beverage Revenue does not include gratuities, service charges, supplemental surcharges, applicable federal, state or local taxes or any other fees outside of food and beverage product sales.</small>	
Total Anticipated Meeting Room Rental Fees:	\$0
“Total Minimum Anticipated Revenue”:	\$4000

**Confirmation of Function Space:** The Schedule of Events listed above indicates the function space that is tentatively being held for you. You agree to confirm with us the assigned function space before printing any materials listing specific meeting or function locations. You must contact the Hotel at least **45 days** before your Event to review and confirm the details for your Event, including final menus, final agendas, detailed daily room set specifications, decorations, entertainment and beverage service. Event Orders will be sent to you to confirm all final arrangements and prices. These Event Orders will serve as a part of this Express Agreement. If you do not advise us of any changes on the Event Orders by the date requested by Hotel, you agree that the Event Orders will be considered accepted by you as correct and you will be billed accordingly.

**Guarantee of Final Numbers:** Group must inform Hotel of the **final guaranteed** number of attendees that will attend each of the catered food functions by contacting the Events/Catering Department by email or phone no later than **Noon (local Hotel time), seven (7) business days** prior to the first day of the Event. Guarantees by text message cannot be accepted. We will not undertake to serve more than **5%** above this guaranteed minimum. If for any reason the notice of the final guaranteed number of attendees is late, then the *anticipated* number of attendees for the applicable catered food function will be used for billing purposes and the menu may be different from the selected menu. Group will be charged the final guaranteed attendance or the number of attendees served, **whichever is greater**. Hotel will only prepare food to the final guaranteed number of attendees, and will not guarantee setting the room for more than 5% above the final guaranteed number of attendees.

**Payment Terms:** We require you to provide a deposit of 25% by credit card, cash or company check. At the time of contracting, you must also provide a valid credit card (unless you have established sufficient credit facilities with Hilton or Hotel). All charges or amounts owed by you will be charged to that initial credit card *unless*

you make acceptable alternative payment arrangements (cash, company check, or other credit card(s)) directly with us prior to the time that the amount becomes due. Your initial credit card will only be charged in the following instances: 1) all estimated Event charges minus the prepaid deposit will be charged **24 hours** before the start of your Event; 2) for any additional charges you incur during your Event; and 3) if cancellation damages are assessed. If you have established sufficient credit facilities with Hilton or Hotel, payment of all Event charges (other than the deposit) will be due within **30** days after receipt of the final bill. Undisputed invoiced charges more than 30 days past due will be considered delinquent and will be charged interest at a rate of 1.5% per month, or the maximum amount allowed by law, whichever is less.

**Guarantee of "Total Anticipated Revenue":** If the Event is held, but the Hotel does not realize the Total Anticipated Revenue from your Event, you agree to pay liquidated damages due to your lack of performance to the Hotel in an amount equal to **90%** of the higher of (1) the original Total Anticipated Revenue, or (2) the total charges for the Event (including labor, gratuities, and service charges, rentals and applicable taxes) based on your final guarantee or contracted number of guests, plus applicable state and local taxes.

**Full Cancellation:** You may cancel this Express Agreement only by giving written notice to us. The amount of full cancellation damages (plus applicable taxes if required by law) owed by Group to Hotel depends up when notice is received by Hotel as follows: between date of signing of Express Agreement and **90** days in advance of Event; **25%** of Total Anticipated Revenue, between 89 days in advance and 30 days in advance of Event, **60%** of Total Anticipated Revenue; between **29** days and **11** days in advance of Event, **90%** of Total Anticipated Revenue; between **10** days or less in advance of Event, and due to products and services that must be purchased and scheduled in advance, **100%** of the original Total Anticipated Revenue, or the total charges for the Event (including labor, gratuities, and service charges, rentals and applicable taxes) based on your final guarantee or contracted number of guests, whichever is higher.

Payment of cancellation damages is due **at the same time that Group delivers Group's written notice of cancellation to the Hotel**. Hotel may consider Group's notice of cancellation to be invalid and thus may not release accommodations held until payment of the applicable cancellation damages is received; therefore delay in payment may result in higher cancellation damages owed.

**Additional Terms and Conditions:** By signing where indicated below, the parties agree that in addition to the terms and conditions of this Express Agreement as outlined above, this Express Agreement is also comprised of all the additional terms and conditions set forth in the **Express Agreement (USA) Short Term Meeting-Additional Terms and Conditions** located on the following web site: <http://hiltondistribution.com/express-usa-short-term-meeting/addlterms.htm>.

Please sign and return this Express Agreement to us by **March 20, 2024**. We may release your tentatively reserved sleeping rooms and/or facilities if we do not receive your signed Express Agreement by the applicable due date. No cancellation fee shall apply in such circumstances. Once both you and we sign this Express Agreement, all provisions reserved on your behalf will be *confirmed* and therefore subject to the terms of this Express Agreement.

Hotel will use the Sertifi system for the Hotel to upload the Agreement for eSignature by the parties.

If this Express Agreement is returned signed by you but you have made any handwritten or typed changes to the document, it shall not constitute an acceptance, but rather a counteroffer by you that may be accepted or rejected in writing by us in our sole discretion.

The undersigned expressly agree and warrant that they are authorized to sign and enter into this Express Agreement on behalf of the party for which they sign, and the person signing on behalf of Group, if you are required to provide a credit card at time of contracting, further authorizes the Hotel to charge that initial credit card for the amounts indicated in this Express Agreement.

**ACCEPTED AND AGREED TO:**

**GROUP:**

**Regional Housing Alliance of La Plata County  
By Pat Vaughn, RHA Board Chair**

**HOTEL:**

**HLT Operate DTWC Corporation, CO By: Doubletree Management LLC, Manager d/b/a Doubletree by Hilton Durango, CO by: Doubletree Management LLC, Managing agent**

By:

By:

Title:

Title:

Dated:

Dated:



## COURTESY AGREEMENT

This **Courtesy Agreement** ("Express Agreement") is by and between **Regional Housing Alliance of La Plata County** ("Group" or "you" or "your") and **HLT Operate DTWC Corporation, CO By: Doubletree Management LLC, Manager d/b/a Doubletree by Hilton Durango, CO by: Doubletree Management LLC, Managing agent** (the "Hotel" or "we" or "our" or "us").

Especially Prepared for:		Event & Hotel Information:	
Group Contact:	Sarah Schwartz	Name of "Event":	1st Annual Southwest Housing Conference Hosted by the Regional Housing Alliance
Title:	Housing Program Manager	Date(s) of Event:	April 29, 2024 - May 01, 2024
Company Name:	Regional Housing Alliance of La Plata County	Post to Reader Board As:	1st Annual Southwest Housing Conference Hosted by the Regional Housing Alliance
Address:	2301 Main Ave Durango	Hotel Contact:	Amy Dobbins
City, State, Zip:	CO 81301	Title:	Senior Catering Sales Manager
Phone:	+19703893627	Phone:	(970) 382-3913
Email:	sarahs@yeslpc.com	Email:	amy.dobbins@hilton.com

**Room Block:** The Hotel is pleased to confirm the following negotiated group rates:

1 King Standard Cityview Balcony Room NS			
	Occupancy	Rooms	Rate
Mon 04/29/2024	S	8	\$119.00
Tue 04/30/2024	S	8	\$119.00

### TOTAL SLEEPING ROOM NIGHTS RESERVED: 16

Sleeping room rates as noted in the "Room Block" above are quoted *exclusive* of applicable state and local taxes, fees and assessments.

Room and tax will be  charged to Group's Master Account.

In order to assign specific room types to your attendees, each sleeping room in your Room Block must be confirmed no later than March 30, 2024. This date will be known as your "**Cut-Off Date**." After the Cut-Off Date, you agree that Hotel may offer unused bedrooms held in your Room Block to other customers to reduce Hotel's losses. Confirmation of rooms after the Cut-Off Date will only be accepted based on availability and at the prevailing Hotel rate. To confirm a sleeping room within your Room Block, the sleeping room must be secured with a valid credit card provided by you or the guest attending your Event, along with a first night's deposit, refundable up to **10 days** in advance of arrival date

Check-in time is **4:00 pm**; check-out time is **12:00 pm** (subject to change without notice). Early check-in & late check-out are subject to availability and our approval.

**Taxes:** You agree to pay any and all applicable federal, state, municipal or other taxes, fees, or assessments imposed on or applicable to your Event. Currently the sales tax rate is 8.4%, and the hotel occupancy tax rate is 2%. **We will honor any available tax exemptions for which you qualify, provided that you properly complete and timely provide all documentation required by the applicable jurisdiction to substantiate said exemption.**

**Method of Reservation:** Sleeping room reservations (if a part of your Event) will be made: OR  directly by the attendee via the Internet. We have created a **Reservations Group Code** for your Event. Your Event Manager will provide you with the unique URL to send out to your attendees. OR  via a rooming list. Your final rooming list must be received on or before the 2024-03-30.

Please sign and return this Courtesy Agreement to us by **March 15, 2024**. We may release your tentatively reserved sleeping rooms and/or facilities if we do not receive your signed Courtesy Agreement by the applicable due date. No cancellation fee shall apply in such circumstances. Once both you and we sign this Express Agreement, all provisions reserved on your behalf will be *confirmed* and therefore subject to the terms of this Express Agreement.

If this Courtesy Agreement is returned signed by you but you have made any handwritten or typed changes to the document, it shall not constitute an acceptance, but rather a counteroffer by you that may be accepted or rejected in writing by us in our sole discretion.

The undersigned expressly agree and warrant that they are authorized to sign and enter into this Courtesy Agreement on behalf of the party for which they sign, and the person signing on behalf of Group, if you are required to provide a credit card at time of contracting, further authorizes the Hotel to charge that initial credit card for the amounts indicated in this Express Agreement.

**ACCEPTED AND AGREED TO:**

**GROUP:**

**Regional Housing Alliance of La Plata  
County By Pat Vaughn, its Agent**

**HOTEL:**

**HLT Operate DTWC Corporation, CO By: Doubletree  
Management LLC, Manager d/b/a Doubletree by Hilton  
Durango, CO by: Doubletree Management LLC,  
Managing agent**

By:

By:

Title:

Title:

Dated:

Dated:

**RHA Presents**  
**Coming Home: 1st Annual Southwest Housing Conference**  
**April 30, 2024**  
**7:30am- 6:00pm**

**Agenda:**

**7:30-8:00- Breakfast (breakfast sandwiches, breakfast burritos)**

**Welcome & Introduction from RHA Board**

**8:00-8:30am** | Pat and/or Marsha give the welcome background for Housing Summit. Followed by:

**Overview of Current Housing: AMI, Costs of Housing-** use 2023 data (similar to abbreviated Wells Group presentation)

**Small Group Breakout**

**8:30-9:00** | Each group would provide their best response as to how to fix the lack of housing

**Morning Session**

**9:00-10:15** | **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 Break | 10:15-10:30**

**Mid-Morning Session**

**10:30-11:45 a.m.** | **For-Sale Housing Best Practices**

**Possible Speakers:**

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

**11:45-12:00** | **Short break to grab lunch (premade sandwiches/salads)**

**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)

**STEER Committee Presentation**

**Afternoon Session:**

**1:30-2:45 | Housing Preservation Best Practices**

Possible Speakers:

**Robin Wolff**, Enterprise Community Partners

**ROC USA**- Habitat Modular Model

**RCAC**- Andy Kladec

**Afternoon Break | 2:45-3:00**

**3:00-4:15 p.m. | New Approaches to Multi-Family Housing**

**Mike Foutz** - The Gauge

**Tami Graham**, Mancos Commons

MGL Partners or TWG

CHFA Staff

**4:15-4:45 | Prop 123 What It Means and What the RHA is Doing**

**Small Group Breakout**

**4:45-5:00 | What solutions work best that the speakers identified**

**Closing Reception**

**5:00-6:00 | Cocktail Hour and Showcase Tables, Open to Public**

Small appetizers provided, cash bar

**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?





REGIONAL  
HOUSING  
ALLIANCE

# COMING HOME: 1ST ANNUAL SOUTHWEST HOUSING CONFERENCE

The Southwest Colorado housing community — including developers, builders, realtors, and community leaders — are invited to join the Regional Housing Alliance of La Plata County for the first annual Southwest Housing Conference.

## SAVE THE DATE!



Tuesday, April 30th  
7:30 am - 6:00 pm



DoubleTree by Hilton  
Durango, CO

For more information, contact Sarah Schwartz at [sarahs@yeslpc.com](mailto:sarahs@yeslpc.com)



## 2024 GOAL TRACKER

ACTION	RESPONSIBLE	PRIORITY	STATUS	START	END	NOTES
<b>Goal #1: Provide Leadership in Attaining Funding</b>						
<del>1. Pass Resolution</del>	<del>RHA Staff and Board</del>		<del>Completed</del>	<del>11/23</del>	<del>12/23</del>	
2. Clarify and communicate regional housing needs	RHA	High	In Progress	11/23	5/24	
<del>3. Create a STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue streams)</del>	RHA	High	In Progress	11/23	3/24	
4. Conduct updated polling	RHA	Medium			6/24	
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	In Progress	1/24	12/24	
2. Regional Housing Summit	RHA	High	In Progress		4/24	
3. Targeted Engagement	RHA	Medium			Ongoing	
4. Create Communication Tools and Strategy	RHA	High	In Progress	11/23	4/24	
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	In Progress		12/24	
<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	In Progress		1/25	



REGIONAL  
HOUSING  
ALLIANCE

**La Plata County including Bayfield, Durango, and Ignacio  
Housing Needs Assessment 2024**  
*Request for Proposals | March 15, 2024*

## **BACKGROUND**

The Regional Housing Alliance (RHA) of La Plata County is a multi-jurisdictional regional housing authority created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Ignacio, and Town of Bayfield. The RHA is governed by a 9-member Board of Directors with two representatives from each of the parties to the IGA and one at large member appointed by the Board. Our mission is to facilitate and support the preservation, rehabilitation, and development of appropriate affordable/attainable housing for the workforce essential to the long-term economic sustainability and resiliency of La Plata County and its communities. The RHA's purpose is to cultivate and sustain communities through innovative partnerships and entrepreneurial housing programs.

The La Plata Economic Development Alliance (Alliance) is working on several workforce housing initiatives in La Plata County. These efforts include staffing the Regional Housing Alliance, managing a three-year investment strategy to increase workforce housing, and managing the Catalyst Fund, a predevelopment initiative that is cuing up a pipeline of workforce housing projects in the region. As such, the Alliance is aware of the significant shifts in the local housing market post-COVID 19. At the same time, the state of Colorado is now implementing Proposition 123 which allows communities designated as rural resort communities to provide housing for higher income households. The Alliance, and its partners desire to understand workforce housing needs in 2024 and beyond given the ability to create new initiatives for a broader income range and to take advantage of these new state funds.

In 2021, Root Policy completed a five-county housing needs assessment (attached). Although the assessment provides a snapshot on needs in La Plata County, the study did not have access to post-COVID housing data and could not provide the most accurate information on current housing needs. In the last two years, the local housing markets have become increasingly more unaffordable, and the RHA and its core partners are funding an update on countywide housing needs. Specifically, the RHA in partnership with the Alliance, is issuing this RFP to identify gaps between our current housing market and local workforce housing needs to inform an update to our existing three-year workforce housing strategy (attached) to assist with a strategic plan for our local multi-jurisdictional housing authority, and to adjust other initiatives to support potential housing developments and programs intended to serve the needs of La Plata County Workforce in 2024 and beyond.

Data from this assessment will help to inform project decisions (housing types, size, quantity, target demographics, price point, and location relative to jobs). The RHA and Alliance seek to confirm which product types are currently needed, and how many are projected to be needed in 5 years based on our current inventory and trending local demographics.

## **Scope of Project Work**

- The proposed geographic area of study is La Plata County, including the incorporated Towns.
- The study should focus on current conditions with 3-year and 5-year projections.
- The goal is to have this report completed in the third or fourth quarter of 2024.
- The budget for this study will be determined based on RFP responses.

### **Demographic Study**

- Update population and demographic trends using the most recent census data to see income, age, size of household, employment, and employment industry.
- Past studies have not provided sufficient data from local Hispanic/Latino residents. Please propose a methodology for ensuring that the needs of local Hispanic/Latino workers are sufficiently evaluated.
- Provide data on area workforce primary residence with breakdown of rental vs. home ownership.
- Delineate needs of housing based on segmented population i.e. hospitality, teachers, first responders, small business employees, government, etc. as well as single individuals, students, families, etc.
- Provide data on local workers experiencing overcrowding or homelessness, living in vehicles, or who are at risk of eviction or foreclosure.
- Please propose a methodology for examining workforce commuter patterns, both within La Plata County as well as in-commuting from surrounding counties, including the economic and carbon impacts of commuting patterns.

### **Assessment of Current and Projected Housing Need**

- Analyze housing built and planned since the 2021 Root Policy Study, and how new supply and demographics have changed post-covid and in this current high interest rate environment.
- Identify the housing needs and gaps for the local workforce by income (up to 160% AMI), industry, and tenure in 3- and 5-year projections. (La Plata County AMI Charts attached)
- The study should ultimately identify product types needed by: sale/rental/other, housing type/styles, size, bedroom and bathroom quantities, amenities, parking, cost ranges, etc. i.e. what should we be building?
- Describe characteristics of the local short-term rental market, including the effects of local short-term rental (STR) policies on the overall market and recommend best practices to mitigate the impact of short-term rentals in the County. Data should include the growth of the STR market, frequency of STR usage, and the number/percentage of owner-occupied STRs versus non-owner occupied STRs.
- Determine the number of long-term rental units in La Plata County and identify any discernible trends in the long-term rental market.
- Determine the number of La Plata County residents that are cost burdened and severely cost burdened by housing costs.

### **SUBMITTAL REQUIREMENTS**

#### **Bids are due on April 30, 2024**

All questions should be submitted by March 29, 2024, and will be posted on April 1, 2024, for all registered bidders.

Bid emails should be addressed as follows and with appropriate text in the email subject line:

Email Address: sarah@yeslpc.com

Subject Line: <Vendor's Name> - Proposal for: La Plata County Housing Needs Assessment.

The proposal should include the following:

**Cover Letter.** Summarize the project approach and the key attributes that this firm will bring to the project. If the proposal describes a team approach with multiple firms, identify the lead firm and project manager, and provide the name and contact information for all project team members (include address, telephone numbers and email addresses).

**Qualifications.** Provide a general description of the expertise of each of the firms on the team, identifying the individuals that would be working on the project, with a description of their qualifications, credentials, and related experience; and details regarding their specific role proposed for the project.

**Project Examples and References.** Provide a description of relevant project experience developing a housing needs assessment/market analysis for other communities. Please include a description of the firm's resources and activities as they relate to knowledge and understanding of the public sector and list all public entities that the firm has provided both the same and/or similar services to, and the dates of these services. Please provide a minimum of three (3) professional references. The name, address, telephone number and email for a contact person for the local government/ organization shall be provided, along with a brief description of the work completed, including the project dates and project description.

**Project Approach.** Describe the proposal to complete the scope of work, including the techniques, approaches, and methods to be used in completing the project. This should include a description of the work program, including a description of the deliverables and activities. An outline of the proposed work plan should accompany the narrative, and any recommended revisions to the scope of work described above should be identified.

**Schedule.** Present an initial project schedule for identifying project tasks to be performed, including a timeline with milestones and deadlines for each task. Indicate the total time required to implement the tasks and prepare for ongoing administration.

**Fee Estimate.** Provide a detailed cost proposal with a breakdown of the costs to complete the project. Proposals should itemize individual project components in a manner that allows the Economic Alliance to differentiate between the costs of each service included in the overall proposal, based on hourly rates for team members and estimated hours to complete project tasks.

**Alliance Housing Staff Time and Resources.** Provide an estimate of Alliance staff time and any additional resources that will be required for input into this project. The information, assistance and/or other Alliance resources needed to complete the project should be identified in the proposal.

**Insurance and Independent Contractor Agreement.** The Housing Authority's standard Independent Contractor Agreement is included as Attachment E. Provide a summary of the team's insurance coverage, including public liability, property damage, workers' compensation, automobile, and professional liability; and a written statement confirming that the proponent has reviewed the standard agreement, and identifying any potential requested revisions.

**Acknowledgement of Addenda.** Fill out and sign the acknowledgement form included as Attachment F to this RFP.

Any additional information that would assist in evaluation of your team's qualifications for this project.

*Questions and Addenda*

Any questions can be directed to: Sarah Tober

Any changes, additions, or clarifications in connection with this RFP shall be issued by the Alliance in the form of written addenda posted to the website. Each proposer must sign the Acknowledgement of Receipt of RFP Addenda (Attachment F) and submit the executed form with the proposal. Questions shall be submitted by March 22, 2024.

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 (970) 828-HOME

 [www.yeslpc.com/rha](http://www.yeslpc.com/rha)

 P.O. Box 2555 Durango, CO 81302

## **AGREEMENT TO TRANSFER ASSETS**

This Agreement to Transfer Assets (the “Agreement”) is executed effective March \_\_, 2024 by and between the Durango Industrial Development Foundation, Inc. a Colorado 501(C)(3) organization, whose address is PO Box 3850, Durango, CO 81302-3850 (“DIDF” or “Foundation”), and the Regional Housing Alliance of La Plata County (“RHA”) a Colorado Housing Authority, whose address is PO Box 2445, Durango, CO. DIDF and RHA shall collectively be referred to herein as the “Parties” or individually as a “Party.”

### **RECITALS**

A. DIDF is a Colorado non-profit corporation whose purpose is to promote industrial and commercial economic growth and development in the Durango Area, to attract and supporting business, create jobs and enhance the local economy. This would also include enhancing the La Plata County workforce by supporting the creation and provision of housing affordable to lower income and workforce households in Durango and La Plata County.

B. The RHA is a multi-jurisdictional, quasi-governmental housing authority which leverages local dollars to increase available resources for housing in the region.

C. DIDF is in the process of dissolving as an organization and winding up its affairs. Its membership agreed “that after all administrative costs and costs of dissolution of the Foundation have been paid, one half of the Foundation’s remaining assets be distributed to the Regional Housing Alliance of La Plata County, a multi-jurisdictional Regional Housing Authority, to support the Catalyst 2.0 revolving loan fund to be administered in conjunction with the La Plata Economic Development Alliance.” In this regard, DIDF will initially transfer \$938,172 to the RHA, and then will subsequently transfer one half of the remaining \$50,000 that is being set aside to cover administrative costs of winding up DIDF that is not needed for those costs to the RHA.

D. RHA is willing to receive and administer these assets on the terms and conditions as set forth in this Agreement.

### **AGREEMENT**

**NOW THEREFORE**, in consideration of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. *Transfer of Assets.* DIDF hereby agrees to transfer \$938,172 to the RHA, and then will subsequently transfer one half of the remaining \$50,000 that is being set aside to cover administrative costs of winding up DIDF that is not needed for those costs to the RHA, all as a capital contribution. The Parties anticipate that the first transfer of \$938,172 will be complete by June 1, 2024, and the second transfer will be complete by December 31, 2024. Following transfer of the assets, the RHA shall have no further duties or responsibility for these assets except that they will be used in support of its Catalyst 2.0 revolving loan fund, presently administered in conjunction with the La Plata Economic Development Alliance. RHA as a multijurisdictional housing authority created pursuant to C.R.S § 29-1-204.5 and C.R.S § 29-1-203 is a political subdivision and public corporation of the state of Colorado, and RHA's Catalyst 2.0 revolving loan fund is within RHA's public purposes.

2. *Notices.* Any notice this Agreement requires must be in writing and shall be deemed received when mailed by U.S. Certified mail, return receipt requested, to the receiving Party at the address listed above.

3. *Enforceability.* If any term or provision of this Agreement shall be adjudicated to be invalid, illegal or unenforceable, this Agreement shall be deemed amended to delete therefrom the term or provision thus adjudicated to be invalid, illegal or unenforceable and the validity of the other terms and provisions of this Agreement shall not be affected thereby so long as the purposes of this Agreement can be met.

4. *Execution.* This Agreement may be executed in two or more counterparts, each of which shall be deemed to be an original and all of which together shall constitute but one and the same original instrument.

5. *Governing Law.* The terms and conditions of this Agreement shall be construed, interpreted and enforced in accordance with the applicable laws of the State of Colorado. If any legal action is necessary to enforce the terms and conditions of this Agreement, the Parties agree that the jurisdiction and venue for bringing such action shall be in the appropriate court in La Plata County, Colorado.

6. *Entire Agreement.* The Parties agree that this Agreement constitutes the entire Agreement between the Parties and supersedes any and all prior oral representations, promises, covenants, understandings and other agreements, if any, between the Parties and their agents and may not be modified in any manner except by an instrument in writing executed by both Parties.

7. *Waiver.* No failure by either Party to exercise any right it may have shall be deemed to be a waiver of that right or of the right to demand exact compliance with the terms of this Agreement.

8. *Construction.* This Agreement's final form resulted from review and negotiations among the Parties and/or their attorneys and no part of this Agreement shall be construed against any Party on the basis of authorship.



9. *Signatory's Authority.* Each person signing this Agreement in a representative capacity expressly represents that the signatory has the subject Party's authority to so sign and that the subject Party will be bound by the signatory's execution of this Agreement.

10. *Third Party Beneficiaries.* The Parties to this Agreement do not intend to benefit any person not a Party to this Agreement. No person or entity, other than the Parties to this Agreement shall have any right, legal or equitable, to enforce any provision of this Agreement.

11. *Enforcement.* Prior to enforcement of this agreement, the parties agree to attempt to work out any differences by good faith negotiation. Any enforcement of this agreement shall first be in La Plata County, Colorado District Court.

**REGIONAL HOUSING  
ALLIANCE OF LA PLATA  
COUNTY**

**By:**

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
**Date**

**DURANGO INDUSTRIAL  
DEVELOPMENT  
FOUNDATION**

**By:**

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
**Date**

# Databases, Tables & Calculators by Subject

 [Special Notices](#) 12/05/2023

Change Output Options:

From:  To:  



include graphs



include annual averages

[More Formatting Options](#) 

Data extracted on: February 16, 2024 (12:54:30 PM)

## Consumer Price Index for All Urban Consumers (CPI-U)

**Series Id:** CUUR0400SAH  
 Not Seasonally Adjusted  
**Series Title:** Housing in West urban, all urban consumers, not seasonally adjusted  
**Area:** West  
**Item:** Housing  
**Base Period:** 1982-84=100

Download:  [.xlsx](#)

Year	Annual
2023	360.161

## 12-Month Percent Change

**Series Id:** CUUR0400SAH  
 Not Seasonally Adjusted  
**Series Title:** Housing in West urban, all urban consumers, not seasonally adjusted  
**Area:** West  
**Item:** Housing  
**Base Period:** 1982-84=100

Download:  [.xlsx](#)

Year	Annual
2023	6.5

U.S. BUREAU OF LABOR STATISTICS Postal Square Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone:1-202-691-5200\_ Telecommunications Relay Service:7-1-1\_ [www.bls.gov](http://www.bls.gov) [Contact Us](#)

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### News Release Information

24-300-SAN  
Tuesday, February 13, 2024

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### Contacts

**Technical information:**

(415) 625-2270  
[BLInfoSF@bls.gov](mailto:BLInfoSF@bls.gov)  
[www.bls.gov/regions/west](http://www.bls.gov/regions/west)

**Media contact:**

(415) 625-2270

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### Related Links

[CPI historical databases](#)

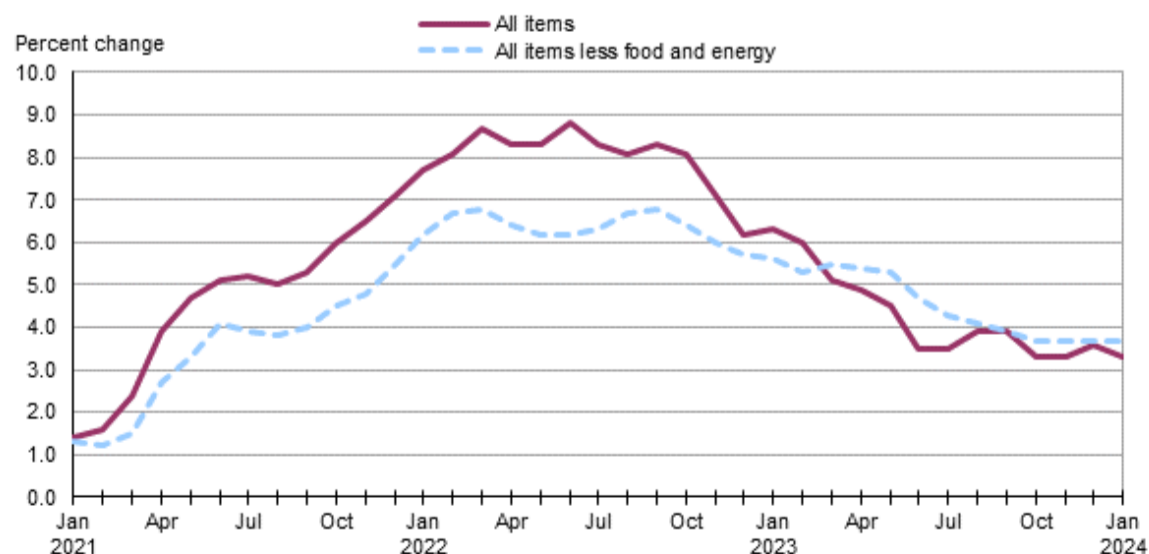
## Consumer Price Index, West Region — January 2024

**Area prices were up 0.7 percent over the past month, up 3.3 percent from a year ago**

Prices in the West Region, as measured by the Consumer Price Index for All Urban Consumers (CPI-U), advanced 0.7 percent in January, the U.S. Bureau of Labor Statistics reported today. (See [table A](#).) The January increase was influenced by higher prices for shelter. (Data in this report are not seasonally adjusted. Accordingly, month-to-month changes may reflect seasonal influences.)

Over the last 12 months, the CPI-U advanced 3.3 percent. (See [chart 1](#) and [table A](#).) Food prices increased 2.9 percent. Energy prices fell 0.9 percent, largely the result of a decrease in the price of natural gas service. The index for all items less food and energy increased 3.7 percent over the year. (See [table 1](#).)

**Chart 1. Over-the-year percent change in CPI-U, West region, January 2021–January 2024**



[View Chart Data](#)

### Food

Food prices advanced 0.8 percent for the month of January. (See [table 1](#).) Prices for food at home rose 0.8 percent, led by higher prices for nonalcoholic beverages and beverage materials (2.5 percent) and fruits and vegetables (2.4 percent). Prices for food away from home advanced 0.7 percent for the same period.

Over the year, food prices increased 2.9 percent. Prices for food at home advanced 1.6 percent since a year ago, with higher prices in five of the six grocery categories. Prices for food away from home rose 5.3 percent.

### Energy

The energy index fell 0.3 percent over the month. The decrease was mainly due to lower prices for gasoline (-3.7 percent). Prices for electricity advanced 4.9 percent, and prices for natural gas service increased 1.6 percent for the same period.

Energy prices fell 0.9 percent over the year, largely due to lower prices for natural gas service (-25.8 percent). Prices paid for gasoline fell 0.7 percent, while prices for electricity rose 11.3 percent during the past year.

### All items less food and energy

The index for all items less food and energy advanced 0.7 percent in January. Higher prices for recreation (1.2 percent) and shelter (0.6 percent) were partially offset by lower prices for used cars and trucks (-3.7 percent).

Over the year, the index for all items less food and energy increased 3.7 percent. Components contributing to the increase included shelter (4.9 percent) and medical care (4.1 percent). Partly offsetting the increases were price decreases in used cars and trucks (-3.6 percent) and apparel (-0.3 percent).

**Table A. West region CPI-U 1-month and 12-month percent changes, all items index, not seasonally adjusted**

Month	2020		2021		2022		2023		2024	
	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month	1-month	12-month
January	0.3	2.9	0.2	1.4	0.9	7.7	0.9	6.3	0.7	3.3
February	0.4	3.1	0.5	1.6	0.8	8.1	0.5	6.0		
March	-0.2	2.5	0.7	2.4	1.3	8.7	0.5	5.1		
April	-0.4	1.3	1.0	3.9	0.7	8.3	0.5	4.9		
May	0.1	0.8	0.8	4.7	0.8	8.3	0.4	4.5		
June	0.4	1.2	0.9	5.1	1.2	8.8	0.3	3.5		
July	0.5	1.7	0.6	5.2	0.1	8.3	0.1	3.5		
August	0.3	1.9	0.2	5.0	0.0	8.1	0.4	3.9		
September	0.0	1.6	0.2	5.3	0.3	8.3	0.4	3.9		
October	0.2	1.2	0.8	6.0	0.7	8.1	0.1	3.3		
November	0.0	1.4	0.5	6.5	-0.4	7.1	-0.4	3.3		
December	-0.1	1.5	0.4	7.1	-0.4	6.2	-0.1	3.6		

The February 2024 Consumer Price Index for the West Region is scheduled to be released on March 12, 2024.

### Technical Note

The Consumer Price Index for the West Region is published monthly. The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 93 percent of the total U.S. population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers approximately 29 percent of the total U.S. population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 75 urban areas across the country from about 6,000 housing units and approximately 22,000 retail establishments—department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date; for most of the CPI-U the reference base is 1982-84 equals 100. An increase of 7 percent from the reference base, for example, is shown as 107.000. Alternatively, that relationship can also be expressed as the price of a base period market basket of goods and services rising from \$100 to \$107. For further details see the CPI home page on the internet at [www.bls.gov/cpi](http://www.bls.gov/cpi) and the CPI section of the BLS Handbook of Methods available on the internet at [www.bls.gov/opub/hom/cpi/](http://www.bls.gov/opub/hom/cpi/).

In calculating the index, price changes for the various items in each location are averaged together with weights that represent their importance in the spending of the appropriate population group. Local data are then combined to obtain a U.S. city average. Because the sample size of a local area is smaller, the local area index is subject to substantially more sampling and other measurement error than the national index. In addition, local indexes are not adjusted for seasonal influences. As a result, local area indexes show greater volatility than the national index, although their long-term trends are quite similar. **NOTE: Area indexes do not measure differences in the level of prices between cities; they only measure the average change in prices for each area since the base period.**

The West Region covered in this release is comprised of the following thirteen states: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

Information in this release will be made available to sensory impaired individuals upon request. Voice phone: 202-691-5200; Telecommunications Relay Service: 7-1-1.

**Table 1. Consumer Price Index for All Urban Consumers (CPI-U): Indexes and percent changes for selected periods**

**West (1982-84=100 unless otherwise noted)**

Item and Group	Indexes				Percent change from-		
	Historical data	Nov. 2023	Dec. 2023	Jan. 2024	Jan. 2023	Nov. 2023	Dec. 2023

Item and Group	Indexes				Percent change from-		
	Historical data	Nov. 2023	Dec. 2023	Jan. 2024	Jan. 2023	Nov. 2023	Dec. 2023
<b>Expenditure category</b>							
All Items		326.299	325.932	328.053	3.3	0.5	0.7
All items (December 1977=100)		527.444	526.851	530.280	-	-	-
<b>Food and beverages</b>		335.363	336.099	338.646	2.8	1.0	0.8
Food		337.657	338.478	341.068	2.9	1.0	0.8
Food at home		316.867	316.944	319.595	1.6	0.9	0.8
Cereals and bakery products		332.976	332.779	331.333	1.4	-0.5	-0.4
Meats, poultry, fish, and eggs		342.927	344.486	343.304	0.4	0.1	-0.3
Dairy and related products		280.532	283.943	283.177	-1.9	0.9	-0.3
Fruits and vegetables		395.785	393.629	403.229	2.1	1.9	2.4
Nonalcoholic beverages and beverage materials		224.183	221.911	227.536	2.4	1.5	2.5
Other food at home		274.282	274.641	277.074	3.1	1.0	0.9
Food away from home		366.415	368.744	371.193	5.3	1.3	0.7
Alcoholic beverages		300.099	299.663	301.567	2.0	0.5	0.6
<b>Housing</b>		364.859	365.434	368.627	4.2	1.0	0.9
Shelter		419.200	420.452	422.948	4.9	0.9	0.6
Rent of primary residence(1)		448.966	450.336	451.299	5.3	0.5	0.2
Owners' equiv. rent of residences(1)(2)		442.812	444.763	446.985	5.2	0.9	0.5
Owners' equiv. rent of primary residence(1)(2)		442.599	444.556	446.778	5.2	0.9	0.5
Fuels and utilities		411.251	410.166	424.202	1.7	3.1	3.4
Household energy		361.707	360.040	374.501	-0.3	3.5	4.0
Energy services(1)		364.567	362.837	377.989	-0.1	3.7	4.2
Electricity(1)		397.880	397.308	416.928	11.3	4.8	4.9
Utility (piped) gas service(1)		307.628	302.884	307.590	-25.8	0.0	1.6
Household furnishings and operations		157.691	156.869	158.462	1.3	0.5	1.0
<b>Apparel</b>		123.079	120.719	123.555	-0.3	0.4	2.3
<b>Transportation</b>		275.724	271.388	269.967	1.8	-2.1	-0.5
Private transportation		274.738	270.826	268.437	1.9	-2.3	-0.9
New and used motor vehicles(3)		123.871	123.366	122.166	-1.7	-1.4	-1.0
New vehicles		176.246	175.712	176.123	0.1	-0.1	0.2
New cars and trucks(3)(4)		-	-	-	-	-	-
New cars(4)		175.617	174.694	175.287	-0.1	-0.2	0.3
Used cars and trucks		178.979	179.115	172.443	-3.6	-3.7	-3.7
Motor fuel		363.616	337.053	324.445	-1.1	-10.8	-3.7
Gasoline (all types)		360.984	334.565	322.269	-0.7	-10.7	-3.7
Gasoline, unleaded regular(4)		356.870	330.231	317.806	-0.9	-10.9	-3.8
Gasoline, unleaded midgrade(4)(5)		345.099	320.846	309.601	-0.2	-10.3	-3.5
Gasoline, unleaded premium(4)		354.576	330.653	319.526	0.2	-9.9	-3.4
<b>Medical Care</b>		594.011	598.854	599.698	4.1	1.0	0.1
Medical care commodities		460.946	461.457	462.342	4.1	0.3	0.2
Medical care services		635.226	641.361	642.190	4.1	1.1	0.1
Professional services		414.332	420.718	420.967	5.3	1.6	0.1
<b>Recreation(3)</b>		129.894	130.609	132.189	3.4	1.8	1.2
<b>Education and communication(3)</b>		142.182	142.559	143.688	-0.2	1.1	0.8
Tuition, other school fees, and child care(6)		1,648.584	1,650.569	1,655.928	1.6	0.4	0.3
<b>Other goods and services</b>		549.509	547.520	553.901	8.0	0.8	1.2
<b>Commodity and Service Group</b>							
All Items		326.299	325.932	328.053	3.3	0.5	0.7
Commodities		226.762	224.793	225.376	0.7	-0.6	0.3
Commodities less food & beverages		175.125	172.490	172.341	-0.6	-1.6	-0.1
Nondurables less food & beverages		234.318	227.825	226.246	0.5	-3.4	-0.7
Nondurables less food, beverages, and apparel		312.291	302.904	298.333	0.8	-4.5	-1.5
Durables		123.923	123.523	124.230	-1.4	0.2	0.6
Services		418.580	419.994	423.617	4.9	1.2	0.9



Item and Group	Indexes				Percent change from-		
	Historical data	Nov. 2023	Dec. 2023	Jan. 2024	Jan. 2023	Nov. 2023	Dec. 2023
Rent of shelter <sup>(2)</sup>		447.013	448.326	450.979	4.9	0.9	0.6
Transportation services		384.817	385.594	391.805	7.4	1.8	1.6
Other services		407.481	409.393	412.587	3.9	1.3	0.8
<b>Special aggregate indexes:</b>							
All items less medical care		313.959	313.376	315.543	3.3	0.5	0.7
All items less food		324.626	324.090	326.141	3.4	0.5	0.6
All items less shelter		289.673	288.635	290.616	2.4	0.3	0.7
Commodities less food		179.800	177.180	177.073	-0.5	-1.5	-0.1
Nondurables		285.001	281.772	282.155	1.8	-1.0	0.1
Nondurables less food		239.499	233.298	231.891	0.6	-3.2	-0.6
Nondurables less food and apparel		310.682	302.113	298.102	0.9	-4.0	-1.3
Services less rent of shelter <sup>(2)</sup>		429.311	431.036	436.415	4.9	1.7	1.2
Services less medical care services		403.360	404.452	408.246	5.0	1.2	0.9
Energy		369.686	353.908	352.784	-0.9	-4.6	-0.3
All items less energy		326.202	326.774	329.111	3.6	0.9	0.7
All items less food and energy		325.113	325.647	327.948	3.7	0.9	0.7
Commodities less food and energy commodities		160.543	159.826	160.886	-0.3	0.2	0.7
Energy commodities		370.205	343.570	330.784	-1.3	-10.6	-3.7
Services less energy services		423.386	424.978	428.035	5.2	1.1	0.7

**Footnotes**

- (1) This index series was calculated using a Laspeyres estimator. All other item stratum index series were calculated using a geometric means estimator.
- (2) Indexes on a December 1982=100 base.
- (3) Indexes on a December 1997=100 base.
- (4) Special index based on a substantially smaller sample.
- (5) Indexes on a December 1993=100 base.
- (6) Indexes on a December 1977=100 base.

- Data not available

Regions defined as the four Census regions. West includes Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

NOTE: Index applies to a month as a whole, not to any specific date. Data not seasonally adjusted.

**Last Modified Date:** Tuesday, February 13, 2024

U.S. BUREAU OF LABOR STATISTICS Western Information Office Attn: EA & I, 90 Seventh Street Suite 14-100 San Francisco, CA 94103-6715

Telephone: 1-415-625-2270 [www.bls.gov/regions/west](http://www.bls.gov/regions/west) [Contact Western Region](#)

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# COLORADO

## Department of Local Affairs<sup>(L)</sup>

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[Inflation - Denver-Aurora-Lakewood Consumer Price Index](#)

# Inflation - Denver-Aurora-Lakewood Consumer Price Index

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For local governments, Article X, Section 20 (otherwise known as TABOR), defines inflation to mean the percentage change in the United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Boulder (now Denver-Aurora-Lakewood). [The Bureau of Labor Statistics](#) provides the Denver-Aurora-Lakewood CPI figure and two State Agencies provide forecasts that can be used for the local government budget process.

## Actual Values

2022

CPI Value: 304.424

Percentage Change: 8.011%

2021  
CPI Value: 281.845  
Percentage Change: 3.541%

2020  
CPI Value: 272.207  
Percentage Change: 1.951%

2019  
CPI Value: 266.999  
Percentage Change: 1.924%

2018  
CPI Value: 261.958  
Percentage Change: 2.731%

2017  
CPI Value: 254.995  
Percentage Change: 3.386%

2016  
CPI Value: 246.643  
Percentage Change: 2.772%

[Bureau of Labor Statistics CPI Website](#)

## Using CPI for Budget Projections



The Bureau of Labor Statistics releases the Denver-Aurora-Lakewood CPI figure annually around the end of February. Local governments recognize the timing of its release makes it too late to use actual numbers for annual budget preparation which must be completed in December. Accordingly most local governments find it necessary to use current year forecasts which are made available quarterly through both the [Governor's Office of State Planning and Budgeting \(OSPB\)](#) and the [Colorado Legislative Council](#).

Many local officials use the forecasts to calculate TABOR limitations. Doing so necessitates recalculation of limits after the release of the actual Denver-Aurora-Lakewood CPI number to compare amounts approved in the budget document and make amendments if necessary.

In January 2018, the Bureau of Labor Statistics introduced a new geographic area for the CPI. The local CPI changed from Denver-Boulder-Greeley to Denver-Aurora-Lakewood. The [Bureau of Labor Statistics CPI](#) provides more information, and past actual numbers for the calculation of the index.

## Projections

Two State Agencies in Colorado develop quarterly projections for the Denver-Aurora-Lakewood CPI and both are provided here and updated quarterly. DOLA provides these forecasts on our webpage as a courtesy, for more information on these forecasts please follow the links to the forecasting State Agencies below.

### 2023 CPI Projections

Colorado Legislative Council

- March: 4.9%
- June: 4.6%
- September: 4.9%
- December: 5.2%

Colorado Office of State Planning and Budgeting

- March: 4.3%
- June: 4.7%
- September: 5.0%
- December: 5.2%

### 2022 CPI Projections

Colorado Legislative Council

- March: 7.0%
- June: 7.9%
- September: 8.2%
- December: 8.1%



Colorado Office of State Planning and Budgeting

- March: 7.2%
- June: 8.2%
- September: 8.3%
- December: 8.0%

**2021 CPI Projections**

Colorado Legislative Council

- March: 2.7%
- June: 3.1%
- September: 3.7%
- December: 3.7%

Colorado Office of State Planning and Budgeting

- March: 2.4%
- June: 3.2%
- September: 3.7%
- December: 3.5%

**2020 CPI Projections**

Colorado Legislative Council

- March: 2.2%
- June: 1.0%
- September: 1.7%
- December: 2.0%

Colorado Office of State Planning and Budgeting

- March: 1.7%
- June: 1.9%
- September: 2.5%
- December: 2.3%

**2019 CPI Projections**

Colorado Legislative Council

- March: 2.3%
- June: 1.5%
- September: 1.8%
- December: 1.9%

Colorado Office of State Planning and Budgeting

- March: 2.3%
- June: 2.0%
- September: 1.7%
- December: 1.9%

Colorado Legislative Council

Colorado Office of State Planning and Budgeting



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Yes

No

Additional Feedback



**COLORADO**  
Department of Local Affairs  
Division of Local Government

# Rural Economic Development Initiative (REDI) Grant Program Notice of Funding Availability & Application Guidelines

## Guidelines and Eligibility

The Rural Economic Development Initiative (REDI) program is designed to support communities in creating jobs locally and building resilient and diversified economies.

All applications **MUST** be [submitted via the online grants portal](#).

Please contact your [Regional Manager](#) to discuss project development prior to submission.  
For portal questions, contact your [Regional Assistant](#).

Application Portal Opens: February 14, 2024

Submission Deadline: March 14, 2024

## Technical Assistance Availability

Applicants should reach out to DOLA's Regional Managers for guidance as they develop their projects. The REDI Program Manager is also available to answer questions, [contact Kate Guibert](#).

## Funding

- \$780,000 in funds available for this cycle.
- Applications should not exceed \$150,000.
- Applicants have two years to spend funds.

- Awards will be made by June 2024 and funds available by July 2024.

## Eligibility

- Rural communities, which are defined as a county with a population of less than 50,000 or a municipality with a population of less than 25,000.
- County or municipal governments as well as council of governments may apply with the following eligible entities as a partner:
  - Intergovernmental agencies
  - Housing authorities
  - Economic development organizations
  - Nonprofits
  - Private employers
  - Tribes

## Types of Eligible Projects

Projects that will be funded include plans, construction, programs, and capacity building. All applications must clearly demonstrate how the project will create and retain jobs, either direct or indirect.

- **Job Creation and Retention** - Both through direct and indirect means.
  - Direct examples:
    - Business attraction and retention projects
    - Projects which support startups or business expansion
    - Projects which attract new industries
  - Indirect examples:
    - Infrastructure and placemaking projects, which enable a local government to activate a space for entrepreneurs and businesses
    - Actionable economic development/diversification plans, marketing studies, consulting service for specific project implementation
    - Any plans or studies should have an associated implementation/action plan, which creates a roadmap for communities
- **Economic Resilience** - Economic resilience is the ability of a community's economy and systems that support the economy to withstand disruption and thrive in the face of change. Projects that build economic resilience could include any or all of the following:

- Economic diversification
  - Take the long-view and build towards outcomes that will support the future of work
    - Projects which address local disruptions and economic recovery such as industry transitions, loss of industry, climate change, natural disasters
  - Workforce development opportunities
  - Creative projects that build economic ecosystems, which support job growth, as well as the systems that enable/attract people to live and work in a place such as access to workforce support systems like childcare, transit, attainable housing, and activated downtowns. This could include studies, plans, design, and programs. Given its size, REDI cannot fund infrastructure or capacity as it relates to housing, childcare, and transit.
- **Supports Entrepreneurial Ecosystems** - Entrepreneurial ecosystems provide trainings, networking opportunities, and infrastructure to support local entrepreneurs.
    - Accelerator and incubator programs or projects, which support entrepreneurs and startups
      - Match for accelerator and incubator programs- 75/25 year 1; 50/50 year 2 grant/match
      - If applying for an accelerator or incubator program grant, the applicant must create a plan for funding the program beyond the term of the grant.
    - Infrastructure which supports entrepreneurs such as coworking spaces, maker-spaces, workshop space, innovation centers, communal kitchens, etc.
- **Capacity building** - Under special and limited circumstances, REDI may consider funding local economic development capacity positions. Capacity building grants can be funded for up to two years, and applicants must commit to a match of 50/50 or higher for both years. Additionally, in order for any capacity grant to be considered, the following must be included:
    - Any capacity grant must be tied to a specific outcome, project, and timeline which contributes to the community's wider goals of job creation, business attraction/retention, and economic resilience. Failure to demonstrate that specific need and how that position will address that need in the application will result in the application not being deemed competitive.
    - If applying for a capacity building grant, the applicant must create a

sustainability plan for funding the position beyond the grant term. These plans must have concrete commitments from local government, the business community, outside grant funding, and/or other entities to ensure that the position will be retained beyond the 2 year expiration of the REDI grant.

- If REDI has previously funded a position, it will not be able to fund the same position in another cycle.

## Grant Requirements

- Grantees are asked to spend funds within two years with the potential to extend should the grantee run into major hurdles. Grantees can work with their Regional Managers and Regional Assistants should they need an extension.
- Match is required. DOLA's Regional Managers will work with communities to determine the appropriate level of match based on financial data, typically resulting in 20% to 50% match.
- New building construction or significant renovation projects meeting certain thresholds may need to work with DOLA to ensure achievement of energy efficiency measures (e.g., LEED or Green Globes certification or commissioning as part of the High Performance Certification Program, [HPCP](#)). The project may need to comply with energy efficiency rules if: the project receives 25% or more of its funds from state funding, contains 5,000 or more square feet, includes an HVAC system, or, in the case of renovation projects, the cost of renovation exceeds 25% of the current property value. Projects that include renewable energy components to mitigate the effects of climate change and move the community or region towards 100% renewable energy are generally more competitive.

<b>Grant Tracking Stats</b>			
<b>Location &amp; Use of Funds</b>	<b>Total Fund Amount Requested</b>	<b>Total Fund Amount Received</b>	<b>Total Fund Amount In Progress</b>
<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>\$297,400</b>	
Administration/Planning	\$200,000	\$192,400	
Predevelopment	\$33,867	\$0	
Technical Assistance	\$120,000	\$105,000	
<b>Grand Total</b>	<b>\$26,716,867</b>	<b>\$9,267,400</b>	<b>\$1,390,000</b>

### RHA Local Government Housing Grants Tracker

RHA Local Government Housing Grants Tracker											
Location	Grant/Funding Title	Funding Body	Use of Funds	Amount Requested	Adj. Amount Requested	Application Status	Date Submitted	Amount Received	Award Date	Date Closed	Project Summary
BAYFIELD	HB22-1304 & 1377	NLIHC	Infrastructure	\$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 mtg 1.18.2023 and invited to apply by 2.1.23. Asked to reduce amount for consideration.
	HB22-1304 Strong Communities Grant	DOLA	Infrastructure	\$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	Infrastructure	\$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	Infrastructure	\$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
	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	2/14/24	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	Administration/ Planning	\$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	1/31/24	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	Infrastructure	\$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	Catalyst Fund	Technical Assistance	\$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
	Local Planning Capacity Grant	DOLA	Administration/ Planning	\$200,000		Approved	2/16/24	\$192,400			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.

RHA	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			
<b>TOTALS</b>				<b>\$25,514,025</b>	<b>\$5,853,000</b>			<b>\$9,267,400</b>			



