



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

Center for Innovation
835 Main Ave Suite 225, Durango, CO
[Zoom Link – ID: 898 6847 8748](#)

A. Call Meeting to Order

B. Introductions and Roll Call

1. Identification of any actual or perceived conflicts of interest

C. Public Comment

D. Approval of Agenda

E. Approval of Consent Agenda

1. June 2024 Minutes *pg. 2*
2. June 2024 Financial Statements *pg. 6*

F. Public Presentations and Engagement

G. Alliance Updates

1. Program Director Report – *Sarah Tober*
2. Catalyst Fund Updates – *Sarah Schwartz pg. 20*
3. Revolving Loan Fund Updates – *Sarah Tober*
4. 2024 Goals Tracking – *Sarah Tober pg. 21*
5. RHA Concert Reminder & Flyer - *Sarah Schwartz pg. 22*

H. Decision Items

1. Amendment To IGA Funding Agreement *pg. 23*
2. Allow For Adjustment to Town of Ignacio Revolving Loan Fund
3. October RHA Meeting Date Conflict

I. Discussion/Updates

1. Grant Matrix – *Sarah Schwartz pg. 29*
2. Prop 123 Updates – *Sarah Tober and Sarah Schwartz*
3. Legislative Updates/ BoCC Lodgers' Tax Reallocation - *Marsha Porter-Norton*

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



A. MEETING CALLED TO ORDER

The meeting was called to order by Chairman Patrick Vaughn at 2:03 PM.

B. INTRODUCTIONS AND ROLL CALL

Attendees:

● **Present:**

- Marsha Porter-Norton, La Plata County Commissioner
- Kevin Hall, La Plata County Deputy Manager
- Gilda Yazzie, City of Durango Councilor
- Eva Henson, City of Durango Housing Innovation Manager
- Kathleen Sickles, Town of Bayfield Manager
- Mark Garcia, Town of Ignacio Manager
- Clark Craig, Town of Ignacio Mayor
- Patrick Vaughn, Member at Large

● **Absent:**

- Brenna Morlan, Town of Bayfield Trustee

Others Present:

- Mike French, EDA
- J.J. Desrosiers, EDA
- Sarah Tober, EDA
- Sarah Schwartz, EDA
- Rosalinda Linares-Gray, EDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts, Public (online)
- Kat Brail, Visit Durango
- Chris Coleman, 9R School District (online)
- Julie Cooley, NINA
- Joan Fauteaux, DAAR (online)
- Elizabeth Salkind, Housing Solutions of the Southwest (online)
- Weylin Ryan, Visit Durango

Treasurer Garcia disclosed a conflict of interest regarding Agenda Item H.4. and recused himself from the decision item.

Director Hall disclosed a conflict of interest regarding Agenda Item H.5. and recused himself from voting on the decision item.

Vice-Chair Porter-Norton disclosed a conflict of interest regarding Agenda Item H.5. and recused herself from the discussion and decision item.

C. PUBLIC COMMENT

Laurie Roberts from the public raised concerns regarding funding for affordable housing and construction defects in La Plata County, referencing an article from the Pagosa Daily Post.

D. APPROVAL OF AGENDA

- Chair Vaughn requested to table Item F related to a land use issue. Vice-Chair Porter-Norton suggested establishing guidelines for such discussions in the future.
- Director Henson proposed adding an item to discuss an email from Kent Curtis about a fire at Westside Mobile Home Park.

After discussion, upon motion duly made by Director Craig and seconded by Treasurer Garcia, it was unanimously

RESOLVED, that the agenda for the meeting of the Board held on July, 11 2024, in the form provided to the Directors in advance of this meeting with the removal of Item F and the addition of a discussion item, is hereby approved.

E. CONSENT AGENDA

1. APPROVAL JUNE 2024 MEETING MINUTES

Ms. Schwartz referred the Directors to the minutes of the meeting of the Board that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Vice-Chair Porter-Norton, it was unanimously

RESOLVED, that the minutes of the meeting of the Board held on June 13, 2024 , in the form provided to the Directors in advance of this meeting, are hereby approved.

2. JUNE 2024 FINANCIAL STATEMENTS

Ms. Tober directed the Board to the June 2024 financial statements that had been provided to the Directors in advance of the meeting. After discussion, upon motion duly made by Director Craig and seconded by Vice-Chair Porter-Norton, it was unanimously

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

F. PRESENTATIONS AND ENGAGEMENT WITH NON-RHA ENTITIES

Item F. was Removed from the Board Agenda.

G. ALLIANCE UPDATES

1. PROGRAM DIRECTOR REPORT – SARAH TOBER

- A. Chair Vaughn, Treasurer Garcia, Nicol Killian, and Sarah Tober have been invited to Housing Colorado to present a panel titled "P3 – Workforce Housing Solutions in the Southwest" this October. The panel will discuss public-private partnerships, the Housing Catalyst Fund, Rental Assistance Programs, and the Catalyst Revolving Loan Fund.
- B. Updates on the REDI grant and childcare investment strategy plan were discussed.
- C. Director Craig and Treasurer Garcia will present the Rock Creek Housing Project at the Colorado Municipal League conference.
- D. Sarah Tober will assume the role of Executive Director starting June 1, 2024, succeeding Mike French, who departs on June 30.
- E. The Alliance will be hiring a Business and Finance Manager to maintain operational quality, particularly managing grants, the Catalyst Fund, and loan compliance.

2. CATALYST FUND & REVOLVING LOAN FUND UPDATES – SARAH SCHWARTZ

The Catalyst Fund received four applications totaling 72 units from Durango (three applications) and Bayfield (one application), requesting \$207,000 in funding. EDA staff held two meetings with working

groups. The Catalyst Fund Committee will convene later this month to review the applications and make recommendations for project approvals.

3. 2024 GOALS TRACKING – SARAH TOBER

Updates on the 2024 Goal Tracking were discussed and indicate that the RHA is on track

4. CIRSA UPDATES – J.J. DESROSIERS

Mr. Desrosiers informed the Board that their trainings at work fulfill the RHA mandate

5. STEER COMMITTEE UPDATE– SARAH TOBER

- A. STEER Committee emphasized pursuing property and sales tax for funding, requiring governmental jurisdiction involvement for other options.
- B. The committee highlighted the importance of data and a clear funding plan, focusing on operational needs, land trust, and resource sourcing.
- C. Discussions included presenting all funding options and alternatives to the RHA Board.

6. 2023 AUDIT GOVERNANCE LETTER- J.J. DESROSIERS

Audit has been filed and formal letter from auditor is included in packet for reference

H. DECISION ITEMS

1. RESOLUTION 2024-04 2024 BUDGET AMENDMENT

Treasurer Garcia presented a budget proposal including DIDF funds and a new grant. Discussion ensued about potential payments from revolving loan funds and budget amendments.

3:09 PM opened for Public Comment, no comments were presented and Public Comment was closed at 3:15 PM

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

RESOLVED, that the 2024 Budget Amendment provided to the Board in advance of the meeting is hereby approved.

2. ALLIANCE SOW UPDATE/DOLA CAPACITY GRANT

Updates on the Alliance Scope of Work and DOLA Capacity Grant were discussed, including budget implications and matching funds. After discussion, upon motion duly made by Treasurer Garcia and seconded by Director Henson, it was unanimously

RESOLVED, that the Alliance Scope of Work Update and DOLA Capacity Grant Requirements provided to the Board in advance of the meeting is hereby approved.

3. HOUSING NEEDS ASSESSMENT

Root Policy was recommended for the housing needs assessment project, supported by CHFA matching funds. After discussion, upon motion duly made by Director Sickles and seconded by Treasurer Garcia, it was unanimously

RESOLVED, that the Root Policy Proposal for the Housing Needs Assessment provided to the Board in advance of the meeting is hereby approved.

4. REVOLVING LOAN FUND APPLICATION

Applications from Pine River Commons and Rock Creek were discussed for funding consideration from the Catalyst Revolving Loan Fund.

Treasurer Garcia and Director Craig recused themselves from the proceeding at 3:16

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

RESOLVED, that the Revolving Loan Fund Applications for \$235,000 to Rock Creek Housing Project and \$700,000 to Pine River Commons, are hereby approved.

Director Craig rejoined the meeting at 3:35 PM

5. LETTER OF SUPPORT – STEER COMMITTEE

Discussion on supporting a member of the STEER sub-committee to present to the La Plata County Board of County Commissioners (BoCC) on a ballot initiative for lodgers’ tax reallocation for workforce housing. It was recommended for the language of the letter to be updated before presenting to the BoCC.

Vice-Chair Porter-Norton recused herself from discussion and voting and left the proceeding at 3:41. Director Hall recused himself from voting and left the proceeding at 3:54.

After discussion and minor changes to the language of the letter, upon motion duly made by Director Sickles and seconded by Director Yazzie, it was unanimously

RESOLVED, that the Letter of Support Request from the STEER Committee provided to the Board in advance of the meeting is hereby approved and authorizes STEER Committee members Pat Vaughn and Austin Logan to represent on behalf of the RHA to the La Plata County Board of County Commissioners on July 9, 2024.

Vice-Chair Porter-Norton and Director Hall rejoined the meeting at 3:55 PM.

I. DISCUSSION ITEMS/UPDATES

- 1. GRANT TRACKER: No major updates
- 2. PROP 123 UPDATES: None
- 3. LEGISLATIVE UPDATES: None

J. MEMBER UPDATES

Member updates were provided, including discussions on deed restrictions and community events. It was also stated that Elevation Land Trust paid off their loan to La Plata County for Westside/Triangle Mobile Home Park.

K. ADJOURNMENT

There being no further matters to discuss, it was unanimously

RESOLVED to adjourn at 4:02 PM by Chairman Vaughn.

Patrick Vaughn, RHA Board Chair

Sarah Schwartz, Secretary of The Meeting

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

07/03/24

Accrual Basis

As of June 30, 2024

	Jun 30, 24	Jun 30, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	383,328	340,690	42,638
1025 · Bank of CO Money Market	946,390	0	946,390
Total Checking/Savings	1,329,717	340,690	989,027
Other Current Assets			
1400 · Prepaid Expenses	770	846	(76)
Total Other Current Assets	770	846	(76)
Total Current Assets	1,330,488	341,536	988,952
Other Assets			
1700 · Lease Deposit	350	350	0
Total Other Assets	350	350	0
TOTAL ASSETS	1,330,838	341,886	988,952
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	1,238	325	913
Other Current Liabilities			
2070 · Accrued Expenses	2,366	0	2,366
Total Other Current Liabilities	2,366	0	2,366
Total Current Liabilities	3,604	325	3,279
Total Liabilities	3,604	325	3,279
Equity			
2053 · Unrestricted Net Assets	222,265	221,788	477
2054 · Reserved for Emergencies	6,576	1,267	5,309
Net Income	1,098,392	118,506	979,886
Total Equity	1,327,234	341,561	985,673
TOTAL LIABILITIES & EQUITY	1,330,838	341,886	988,952

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

07/03/24

Accrual Basis

As of June 30, 2024

- 1. Prepaid CIRSA insurance, expensed monthly

- 2. Quarterly office & training expense reimbursement due to LPEDA

PENDING APPROVAL

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

	Jan - Jun 24	YTD Budget	% of Budget	Annual Budget, Amended June 2024	Notes
Ordinary Income/Expense					
Income					
3000 · Unrestricted Revenues					
3100 · IGA Member Contribution Revenue					
3101 · City of Durango	72,000	72,000	100%	72,000	
3102 · La Plata County	173,850	173,850	100%	173,850	
3103 · Town of Ignacio	4,500	4,500	100%	4,500	
3104 · Town of Bayfield	11,250	11,250	100%	11,250	
Total 3100 · IGA Member Contribution Revenue	261,600	261,600	100%	261,600	
3121 · Interest Income - Bank Accounts	7,837	8,160	96%	8,300	
3122 · Sponsorship/Donation	21,000	21,000	100%	21,000	Housing Summit
3133 · Fee For Service	2,206	2,206	100%	2,206	Housing Summit
Total 3000 · Unrestricted Revenues	292,643	292,966	100%	293,106	
3900 · Grant Revenue	0	0	0%	64,133	
3001 · Temp Restr Operating Revenues					
3090 · Catalyst Revolving Loan Revenue					
3090 · Catalyst Revolving Loan Revenue	938,553	938,553	100%	963,553	
Total 3001 · Temp Restr Operating Revenues	938,553	938,553	100%	963,553	
Total Income	1,231,196	1,231,519	100%	1,320,792	
Gross Profit	1,231,196	1,231,519	100%	1,320,792	
Expense					
4002 · Grants Distributed	0	0	0%	12,827	DOLA grant match
4315 · Professional Services					
4398 · Prof'l Services - Admin Fee	11,960	11,960	100%	23,920	
4005 · Prof Serv Audit Fees	9,008	8,500	106%	8,500	
4322 · Prof'l Services- Legal Fees	1,584	1,750	91%	3,500	
4323 · Prof'l Services- Website	0	624	0%	1,248	
4394 · Prof'l Services-Hsng Strategy	89,250	89,000	100%	242,133	
4399 · Prof;s Services-Housing Assess	0	0	0%	25,000	
Total 4315 · Professional Services	111,802	111,834	100%	304,301	
4011 · Bank Charges, Processing Fees	43				
4080 · Liability Insurance	767	769	100%	1,537	
4119 · Marketing/Outreach	15,201	15,000	101%	15,000	Summit ,Annual Reports
4122 · Office Expense	969	1,023	95%	1,500	
4340 · Rent	2,100	2,100	100%	4,200	
4360 · Telephone & Internet	282	150	188%	300	
4379 · Training	1,641	4,000	41%	4,000	
6240 · Miscellaneous	0	520	0%	1,040	
Total Expense	132,805	135,396	98%	344,705	
Net Ordinary Income	1,098,391	1,096,123	100%	976,087	
Net Income	1,098,391	1,096,123	100%	976,087	

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

07/03/24

Accrual Basis

June 2024

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
Ordinary Income/Expense								
Income								
3000 · Unrestricted Revenues								
3121 · Interest Income - Bank Accounts								
Deposit	06/30/2024			Interest			2,172.99	2,172.99
Total 3121 · Interest Income - Bank Accounts						0.00	2,172.99	2,172.99
Total 3000 · Unrestricted Revenues						0.00	2,172.99	2,172.99
Total Income						0.00	2,172.99	2,172.99
Gross Profit						0.00	2,172.99	2,172.99
Expense								
4315 · Professional Services								
4398 · Prof'l Services - Admin Fee								
Bill	06/01/2024		La Plata Economic Development Alliance	mo admin 2024		1,993.33		1,993.33
Total 4398 · Prof'l Services - Admin Fee						1,993.33	0.00	1,993.33
4005 · Prof Serv Audit Fees								
Bill	06/01/2024	66017	Fredrick Zink & Associates, PC	final invoice 2023 Audit		1,057.50		1,057.50
Bill	06/04/2024	64429	Fredrick Zink & Associates, PC	Review 2022 inv Nov 2023 rec'd June 2024		500.00		1,557.50
Total 4005 · Prof Serv Audit Fees						1,557.50	0.00	1,557.50
4322 · Prof'l Services- Legal Fees								
Bill	06/01/2024	4366	Law Office of David Liberman	May IGA/ financing, bylaws work		180.00		180.00
Total 4322 · Prof'l Services- Legal Fees						180.00	0.00	180.00
4394 · Prof'l Services-Hsng Strategy								
Bill	06/01/2024		La Plata Economic Development Alliance	mo contract for 2023		14,833.33		14,833.33
Total 4394 · Prof'l Services-Hsng Strategy						14,833.33	0.00	14,833.33
Total 4315 · Professional Services						18,564.16	0.00	18,564.16
4080 · Liability Insurance								
Gener...	06/30/2024	24008		monthly liab insurance expense		127.84		127.84
Total 4080 · Liability Insurance						127.84	0.00	127.84
4119 · Marketing/Outreach								
Bill	06/30/2024		La Plata Economic Development Alliance	Pioneer Printing annual reports (150)		338.00		338.00
Total 4119 · Marketing/Outreach						338.00	0.00	338.00
4122 · Office Expense								
Bill	06/30/2024		La Plata Economic Development Alliance	Durango Chamber - copies Q1		199.00		199.00
Bill	06/30/2024		La Plata Economic Development Alliance	Zoom meetngs - Q2		52.02		251.02
Total 4122 · Office Expense						251.02	0.00	251.02
4340 · Rent								
Check	06/01/2024	bp	Durango Chamber of Commerce	mo rent		350.00		350.00
Total 4340 · Rent						350.00	0.00	350.00
4360 · Telephone & Internet								
Bill	06/30/2024		La Plata Economic Development Alliance	Zoom Phone Q2		136.05		136.05
Total 4360 · Telephone & Internet						136.05	0.00	136.05

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

07/03/24

Accrual Basis

June 2024

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
4379 - Training								
Bill	06/30/2024		La Plata Economic Development Alliance	Swartz, Tober - reimb travel expense to Housing Coalition Conf Mt Princeton Hot Springs in April		1,641.26		1,641.26
Total 4379 - Training						1,641.26	0.00	1,641.26
Total Expense						21,408.33	0.00	21,408.33
Net Ordinary Income						21,408.33	2,172.99	(19,235.34)
Net Income						21,408.33	2,172.99	(19,235.34)





PENDING APPROVAL

P.O. BOX 1030
BETTENDORF, IA 52722

RETURN SERVICE REQUESTED

REGIONAL HOUSING ALLIANCE
RHA OPERATING ACCOUNT
PO BOX 2179
DURANGO CO 81302-2179

Managing Your Accounts

	Bank Name	TBK Bank, SSB
	Phone Number	970-247-3020
	Branch Address	259 W. 9th Street, Durango, CO 81301
	Online Access	www.tbkbank.com

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUND-FREE BUS	XXXXXXXXX2014	\$383,677.68



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TBK Bank, SSB | Member FDIC
Elan Financial Services is creditor and issuer of the cards.

PUBLIC FUND-FREE BUS - XXXXXXXXX2014

Account Summary

Date	Description	Amount
06/01/2024	Beginning Balance	\$421,430.68
	0 Credit(s) This Period	\$0.00
	4 Debit(s) This Period	\$37,753.00
06/28/2024	Ending Balance	\$383,677.68

Electronic Debits

Date	Description	Amount
06/11/2024	FREDRICK ZINK & ONLINE PMT CKF030367064POS	\$7,950.00





P.O. BOX 1030
BETTENDORF, IA 52722

PUBLIC FUND-FREE BUS - XXXXXXXX2014 (continued)

Checks Cleared

<u>Check Nbr</u>	<u>Date</u>	<u>Amount</u>	<u>Check Nbr</u>	<u>Date</u>	<u>Amount</u>	<u>Check Nbr</u>	<u>Date</u>	<u>Amount</u>
990171	06/13/2024	\$16,826.66	990177*	06/17/2024	\$108.00	990179*	06/17/2024	\$12,868.34

* Indicates skipped check number

Daily Balances

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
06/11/2024	\$413,480.68	06/13/2024	\$396,654.02	06/17/2024	\$383,677.68





Regional Housing Alliance of La Plata County
Reconciliation Detail
1000 · Operating Account, Period Ending 06/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						421,430.68
Cleared Transactions						
Checks and Payments - 4 items						
Bill Pmt -Check	06/04/2024	bp	La Plata Economic Development ...	X	(16,826.66)	(16,826.66)
Bill Pmt -Check	06/04/2024	bp	La Plata Economic Development ...	X	(12,868.34)	(29,695.00)
Bill Pmt -Check	06/04/2024	bp	Fredrick Zink & Associates, PC	X	(7,950.00)	(37,645.00)
Bill Pmt -Check	06/04/2024	bp	Law Office of David Liberman	X	(108.00)	(37,753.00)
Total Checks and Payments					(37,753.00)	(37,753.00)
Total Cleared Transactions					(37,753.00)	(37,753.00)
Cleared Balance					(37,753.00)	383,677.68
Uncleared Transactions						
Checks and Payments - 1 item						
Check	06/01/2024	bp	Durango Chamber of Commerce		(350.00)	(350.00)
Total Checks and Payments					(350.00)	(350.00)
Total Uncleared Transactions					(350.00)	(350.00)
Register Balance as of 06/30/2024					(38,103.00)	383,327.68
New Transactions						
Checks and Payments - 1 item						
Check	07/01/2024	bp	Durango Chamber of Commerce		(350.00)	(350.00)
Total Checks and Payments					(350.00)	(350.00)
Total New Transactions					(350.00)	(350.00)
Ending Balance					(38,453.00)	382,977.68

RETURN SERVICE REQUESTED

REGIONAL HOUSING ALLIANCE OF LA PLATA
COUNTY
PO BOX 2587
DURANGO CO 81302-2587

Managing Your Accounts

-  Online Banking www.bankofcolorado.com
-  Mailing Address PO Drawer N
Durango, CO 81302
-  Phone 970-247-5151
-  Customer Service 1-800-227-7715

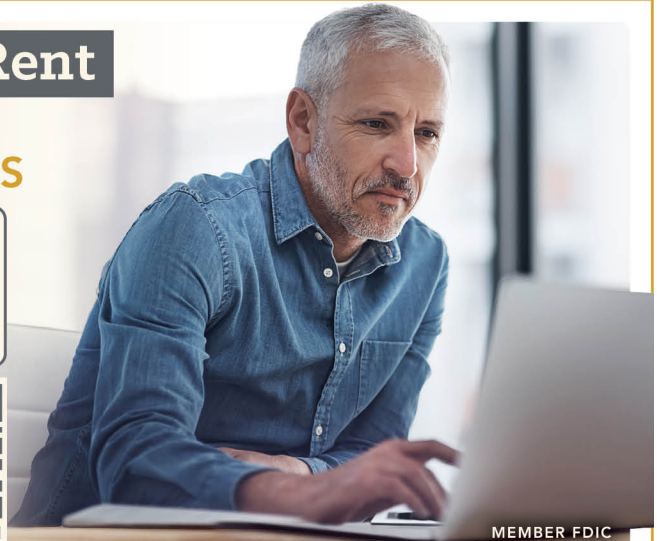
Introducing ZEscrow and ZRent

THE NEWEST ADDITIONS TO OUR TREASURY MANAGEMENT SERVICES

ZEscrow Online escrow and subaccounting
with built in regulatory compliance

ZRent Automated online tenant management

SCAN TO FIND
OUT MORE:



MEMBER FDIC

Summary of Accounts

Account Type	Account Number	Ending Balance
PUBLIC FUNDS MM ACCOUNT	XXXXXX8307	\$946,389.77

PUBLIC FUNDS MM ACCOUNT-XXXXXX8307

Account Summary

Date	Description	Amount
06/01/2024	Beginning Balance	\$944,216.78
	1 Credit(s) This Period	\$2,172.99
	0 Debit(s) This Period	\$0.00
06/28/2024	Ending Balance	\$946,389.77

Interest Summary

Description	Amount
Interest Earned From 06/01/2024 Through 06/28/2024	
Annual Percentage Yield Earned	3.04%
Interest Days	28
Interest Earned	\$2,172.99
Interest Paid This Period	\$2,172.99
Interest Paid Year-to-Date	\$7,837.13
Minimum Balance	\$944,216.78
Average Ledger Balance	\$944,216.78
Average Available Balance	\$944,216.78

PUBLIC FUNDS MM ACCOUNT-XXXXXX8307 (continued)

Account Activity

Post Date	Description	Debits	Credits	Balance
06/01/2024	Beginning Balance			\$944,216.78
06/28/2024	INTEREST		\$2,172.99	\$946,389.77
06/28/2024	Ending Balance			\$946,389.77

Daily Balances

Date	Amount
06/28/2024	\$946,389.77

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Catalyst Fund Overview

Project Name	Project Location	Units To Be Built	Below Market Units	Fund Amount Requested	Amount Awarded
Pine River Commons	Bayfield	66	66	\$ 40,000	\$ 41,750
Durango Crossings	Durango	149	75	\$ 75,000	\$ 70,670
Rivergate	Durango	71		\$ 70,000	\$ 23,750
Rock Creek Housing Project	Ignacio	202	46	\$ 75,000	\$ 51,750
Round 1		488	187	\$ 260,000	\$ 187,920
Animas View MHP	Durango	120	60	\$ 51,132	\$ 51,132
Three Springs Workforce	Durango	80	80	\$ 69,000	\$ 69,000
Westside/Triangle MHP	Durango	107	107	\$ 75,000	\$ 75,000
Round 2		307	247	\$ 195,132	\$ 195,132
Pine River Commons	Bayfield			\$ 74,500	\$ 31,500
Animas View MHP	Durango			\$ 27,500	\$ 24,500
Rivergate 2024	Durango	42	0	\$ 30,000	\$ -
Twin Buttes Townhomes	Durango	30	30	\$ 75,000	\$ 75,000
Round 3		72	30	\$ 207,000	\$ 131,000
Grand Total		867	464	\$ 662,132	\$ 383,052



2024 GOAL TRACKER

ACTION	RESPONSIBLE	PRIORITY	STATUS	START	END	NOTES
Goal #1: Provide Leadership in Attaining Funding						
1. Pass Resolution	RHA Staff and Board.		Completed	11/23	12/23	
2. Clarify and communicate regional housing needs - Manage Housing Needs Assessment	RHA	High	In Progress	11/23	10/24	
3. Create a STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue streams)	RHA	High	Completed	11/23	3/24	
4. Conduct updated polling	RHA	Medium	In Progress		10/24	
5. Consistent engagement of jurisdictions and partners	RHA	High	In Progress		Ongoing	
Strategy 2. Build Community Awareness and Support for Dedicated Funding						
1. Stakeholder Convening	RHA	High	In Progress		Ongoing	
2. Regional Housing Summit	RHA	High	Completed		4/24	
3. Targeted Engagement	RHA	Medium			Ongoing	
4. Create Communication Tools and Strategy	RHA	High	Completed	11/23	4/24	
5. Build a Broad Coalition of Support	RHA + Partners	Medium	In Progress		Ongoing	
Goal #2: Attain outside funding to support local housing projects and programs.						
1. Proposition 123 Funds	RHA Staff and Board	Medium	In Progress	1/23	Ongoing	
2. Low Income Housing Tax Credit projects	RHA Staff and Board	Medium	In Progress		Ongoing	
3. Technical assistance and capacity building opportunities	RHA Staff and Board	Low	In Progress		Ongoing	
Strategy 2. Position to Leverage Resources						
1. Develop Program Policies and Procedures for Limited Partnership Activities for Tax Exemption and LIHTC projects.	RHA Staff and Board	Low	In Progress		12/24	
Strategy 3. Align Local Policies with Regional Housing Goals						
1. Create a Policy Environment that Supports Local and Regional Housing Goals	RHA Staff and Board	Low	In Progress		1/25	

COMMUNITY CONCERTS

@ The Powerhouse



SIX DOLLAR STRING BAND

Supporting Regional Housing Alliance

July 31st at 5pm

tickets available at powsci.org + at the door



Presented by:

VISIT | **DURANGO**
COLORADO

THE POWERHOUSE
1333 Camino Del Rio

**AMENDMENT TO FUNDING AGREEMENT FOR
THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY**

THIS AMENDMENT TO FUNDING AGREEMENT FOR THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (the “Agreement”) is entered by and between the Board of County Commissioners of La Plata County, Colorado whose address is 1101 E. 2nd Avenue, Durango, CO 81301 (hereafter “La Plata County”), the City of Durango, Colorado whose address is 949 E. 2nd Avenue, Durango, CO 81301 (hereafter “Durango”), the Town of Ignacio, Colorado, whose address is 540 Goddard Avenue, Ignacio, CO 81137 (hereafter “Ignacio”), the Town of Bayfield, Colorado whose address is 1199 Bayfield Parkway, Bayfield, CO 81122 (hereafter “Bayfield”), and the Regional Housing Alliance of La Plata County (hereafter the “RHA”) whose address is 2301 Main Ave, Durango, CO 81301 (collectively, the “Parties”).

RECITALS

- A. The Parties previously entered into a funding agreement through December 31, 2025, subject to earlier termination in the event of non-appropriation as provided in the funding agreement (“Funding Agreement”).
- B. The Parties wish to amend the Funding Agreement to increase 2025 funding obligations regarding annual appropriations for Calendar Year 2025 by that percentage equal to the change in the United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Aurora-Lakewood. However, because the Bureau of Labor Statistics releases the Denver-Aurora-Lakewood CPI figure annually around the end of February, the timing of its release makes it too late to use actual numbers for annual budget preparation by each of the Parties which must be completed in December each year. Accordingly, the Parties find it necessary to use current year forecasts which are made available quarterly through both the Governor’s Office of State Planning and Budgeting and the Colorado Legislative Council. The Parties will use the average of the second quarterly forecasts of 2024 for Calendar Year 2025.

NOW THEREFORE, for and in consideration of the mutual promises, covenants and obligations set forth herein, the Parties hereto agree to the following amendment to the Funding Agreement:

Paragraph 2.2, of the Funding Agreement is amended as follows.

2.2 2024 and 2025 Funding Obligations – Generally. Subject to the provisions of Section 4 herein regarding annual appropriations, the Parties agree to provide funding to the RHA for calendar years 2024 and 2025 in the amounts and proportions set forth above, except that for 2025, the amount each Party will fund shall be increased by the percentage equal to the change in the United States Bureau of Labor Statistics Consumer Price Index (CPI) for Denver-Aurora-Lakewood as forecast in the second quarterly forecast of 2024 by the Governor’s Office of State Planning and Budgeting and the Colorado Legislative Council.

The Parties will use the average of the second quarterly CPI forecast of the Governor's Office of State Planning and the Budgeting and the forecast of the Colorado Legislative Council for Denver-Aurora-Lakewood to arrive at the CPI increase to each Party for 2025.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year set forth below.

Dated this ____ day of _____, 2024

**BOARD OF COUNTY COMMISSIONERS
OF LA PLATA COUNTY, COLORADO**

Attest:

Deputy County Clerk

Matt Salka, Chair

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

DRAFT

Dated this ____ day of _____, 2024

CITY OF DURANGO, COLORADO

Attest:

City Clerk

Jessika Buell, Mayor

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

DRAFT

Dated this ____ day of _____, 2024

TOWN OF IGNACIO, COLORADO

Attest:

Town Clerk

Clark Craig, Mayor

ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES

DRAFT

Dated this _____ day of _____, 2024
COLORADO

TOWN OF BAYFIELD,

Attest:

Town Clerk

Tom Au, Mayor

ADDITIONAL SIGNATURE ON THE FOLLOWING PAGE

DRAFT

Dated this _____ day of _____, 2024

**REGIONAL HOUSING ALLIANCE
OF LA PLATA COUNTY**

Attest:

By: _____
Title: _____

DRAFT

IGA GRANT TRACKING AT-A-GLANCE				
Project Location	Project Type	Amount Requested	Amount To Be Awarded	Amount Awarded to Date
BAYFIELD TOTAL		\$7,275,157	\$2,000,000	\$0
	Infrastructure	\$7,275,157	\$2,000,000	\$0
DURANGO TOTAL		\$14,120,000	\$4,120,000	\$4,120,000
	Infrastructure	\$4,000,000	\$0	\$0
	LIHTC	\$9,000,000	\$3,000,000	\$3,000,000
	Other	\$1,120,000	\$1,120,000	\$1,120,000
IGNACIO TOTAL		\$2,765,000	\$2,050,000	\$591,253
	Infrastructure	\$2,690,000	\$2,000,000	\$541,253
	Technical Assistance	\$75,000	\$50,000	\$50,000
LPC TOTAL		\$3,000,000	\$800,000	\$0
	Preservation	\$3,000,000	\$800,000	\$0
RHA TOTAL		\$353,867	\$297,400	\$105,000
	Administration/Planning	\$200,000	\$192,400	\$0
	Predevelopment	\$33,867	\$0	\$0
	Technical Assistance	\$120,000	\$105,000	\$105,000
GRAND TOTAL		\$27,514,024	\$9,267,400	\$4,816,253

PROP 123 PROGRESS TRACKING			
Location	Baseline Commitment	Units In Progress	Units Completed To Date
BAYFIELD	14		
DURANGO	184		
IGNACIO	14		
LPC	108		
TOTALS	320		

RHA IGA Grants Tracker												
Location	Grant/Funding Title	Funding Body	Use of Funds	Amount Requested	Adj. Amount Requested	Application Status	Date Submitted	Amount to Be Awarded	Date of Award Notification	Amount Awarded to Date	Contract Finalized	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-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.
	HB22-1304 Strong Communities	DOLA	Infrastructure	\$1,919,000	\$3,803,000	Denied	8/16/23			\$0		Cinnamon Heights Infrastructure Grant Request- County Letter of Intent to be considered for approval on Feb 6, 2024.
	LPC Affordable Housing Grant/Loan Fund	La Plata County	Infrastructure	\$700,000		In Progress	2/6/24					Pine River Commons Public Infrastructure and Plant Investment
	More Housing	DOLA	Infrastructure	\$1,999,999		In Progress	3/25/24					
DURANGO	HB22-1304 Infrastructure and Strong Communities	DOLA	Infrastructure	\$4,000,000		Denied	LOI Submitted 8/18/2023			\$0		Staff had their pre-application meeting with Dept. of Local Affairs in October; not formally asked to apply
	HB21-1271 Innovative Affordable Housing Strategies	DOLA	Other	\$1,000,000		Approved	9/1/22	\$1,000,000	3/23/23	\$1,000,000	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.
	HB21-1117 Local Government Authority to Promote Affordable Housing	DOLA	Other	\$120,000		Approved	10/5/22	\$120,000	1/1/23	\$120,000	extended to 10/31/24	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). Funding also includes updates to OpenGov software to enhance services with

	Congressionally Direct Funding	HUD	LIHTC	\$9,000,000		Approved	11/1/21	\$3,000,000	10/4/22	\$3,000,000	1/31/24	Best Western (4% LIHTC project) HUD Grant Award
IGNACIO	LPC Affordable Housing Grant/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.
	Housing Catalyst Fund	Catalyst Fund	Technical Assistance	\$75,000	\$50,000	Approved	4/7/23	\$50,000	7/1/23	\$50,000		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	DOLA	Infrastructure	\$2,000,000		Approved	9/1/22	\$2,000,000	4/13/23	\$541,253		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
LPC	IHOI-Innovative Housing Incentives Grant	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
RHA	Local Planning Capacity Grant	DOLA	Administration/ Planning	\$200,000		Approved	12/4/23	\$192,400	3/8/24	\$0		intent of the program is to increase the capacity of local government planning departments responsible for processing land use,
	HB21-1271 - DOH Technical	DOLA	Technical Assistance	\$100,000		Approved	3/1/23	\$85,000	5/25/23	\$85,000		The Affordable Housing Toolkit for Local Officials offers technical assistance to communities working to make progress on local housing
	HB21-1271 - DOH Technical	DOLA	Technical Assistance	\$20,000		Approved	3/15/23	\$20,000	5/25/23	\$20,000		Affordable Housing Technical Assistance training sessions for housing leaders and industry with the City of Durango. Completed July 26-27
	Housing Catalyst Fund	Catalyst Fund	Predevelopment	\$33,867		Denied	10/30/23	\$0.00				Application denied, recommended to meet with LPC Planning staff to discuss feasibility
TOTALS				\$27,514,024	\$ 5,853,000			\$9,267,400		\$4,816,253		