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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. July 2024 Minutes
2. July 2024 Financial Statements

**F. Public Presentations & Engagement with Non-RHA Entities**

**G. Alliance Updates**

1. Program Director Report – *Sarah Tober*
2. Catalyst Fund Updates – *Sarah Schwartz*
3. Revolving Loan Fund Updates – *Sarah Tober*
4. STEER Committee- *Sarah Tober*

**H. Decision Items**

1. Amendment To IGA Funding Agreement

**I. Discussion/Updates**

1. Prop 123 Updates – *Sarah Tober and Sarah Schwartz*
2. Legislative Updates- *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. Executive Session- RHA/Alliance Contracts**

**L. Adjournment**



**A. MEETING CALLED TO ORDER**

The meeting was called to order by Chairman Patrick Vaughn at 2:04 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
- Mike French, City of Durango Consultant
- Kathleen Sickles, Town of Bayfield Manager
- Mark Garcia, Town of Ignacio Manager
- Clark Craig, Town of Ignacio Mayor
- Patrick Vaughn, Member at Large
- Brenna Morlan, Town of Bayfield Trustee

**Others Present:**

- J.J. Desrosiers, EDA
- Sarah Tober, EDA
- Sarah Schwartz, EDA
- Louise Snodgrass, EDA
- Nicol Killian, Town of Bayfield (online)
- Laurie Roberts, Public (online)
- Joan Fauteaux, DAAR (online)

It was disclosed that Director Henson has resigned from her position with the City of Durango. Following this announcement, Director Hall read a letter to the editor that appeared in the Durango Herald into the record, which reflected the Board's sentiment regarding Director Henson's resignation. Various Directors voice their opinion praising Director Henson's success in her initiatives and her strong work ethic, emphasizing that her resignation is a significant loss for the City. Director Vaughn summed up the discussion that Eva was someone that got shit done!

**No conflicts of interest were disclosed**

**C. PUBLIC COMMENT**

No public presentations were scheduled nor presented.

**D. APPROVAL OF AGENDA**

- Treasurer Garcia requested to add a discussion about Land Trusts under Decision Items.

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

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

## E. APPROVAL OF 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. Director Hall requested staff to update the meeting minutes to reflect his exit from the meeting after recusing himself from the decision item, Letter of Support. Staff was also directed to update the language under Member Updates to remove the words “to La Plata County” and replace them with “from La Plata County” regarding Elevation Community Land Trust’s loan. After discussion, upon motion duly made by Treasurer Garcia and seconded by Director Morlan, 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 with the stated language corrections, 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 Treasurer Garcia and seconded by Director Morlan, 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

No presentations were scheduled nor presented.

## G. ALLIANCE UPDATES

### 1. PROGRAM DIRECTOR REPORT – SARAH TOBER

- A. Staffing updates were discussed including the addition of a Communications and Marketing Manager, Louise Snodgrass as well as the addition of a Finance and Business Director. Sarah Schwartz was identified as a primary contact for the RHA.
- B. Alliance staff capacity was discussed, emphasizing the need for a dedicated staff member for the RHA. The Board was asked to consider future leadership options.
- C. Staff was directed to schedule a Retreat for the Board to discuss long-term and short-term goals for the RHA.
- D. Upcoming budget deadlines were also discussed.
- E. Recommended updating the Bank of Colorado signature card, removing Mike, and considering additional Board members for signatories, as well as suggested Positive Pay for extra security.

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

**RESOLVED that the removal of Mike French from the Bank of Colorado signature account, is hereby approved.**

### STEER COMMITTEE UPDATE

STEER sub-committee will meet this month and are researching a few different tax options with the goal to present to the Board by August or September. It was determined that a significant Board discussion is needed to decide on future actions and their community impact and emphasized thorough preparation for future decisions.

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

### CATALYST FUND

- A. **Grant Awardees:** Met with two of the three grant awardees, confirming everything is on track. Expenditure Report: Developed an expenditure expense report, included on page 16.
- B. **Round 4 of Grants:** Planned for October, moving to a quarterly basis with changes to the application and rubric.
- C. **Catalyst Fund Funding:**
  - 1. Supported through ARPA money, with a reminder that once these funds are exhausted, they will not be replenished. Discussed the possibility of approaching local philanthropic entities to replenish the fund.
  - 2. The Board noted an error in the Rock Creek numbers.
  - 3. Alliance Staff will add the capital campaign for the Catalyst Fund to the goal tracker.

### REVOLVING LOAN FUND

- A. The Revolving Loan Fund Committee has been very active in the process of developing this program and hopes to make distributions in the near future. The loan is subject to 1.75% interest with the Bank of Colorado receiving .25%.

## 3. 2024 GOALS TRACKING – SARAH TOBER

Updates on the 2024 Goal Tracking were discussed and indicate that the RHA is on track with Root Policy for the Housing Needs Assessment.

## 4. RHA CONCERT REMINDER & FLYER- SARAH SCHWARTZ

RHA Concert in collaboration with the Powerhouse Science Center will take place on Wednesday, July 31, 2024 from 5-7 PM. Alliance staff will distribute flyers and social media posts for the Board to share.

## H. DECISION ITEMS

### 1. AMENDMENT TO IGA FUNDING AGREEMENT

The Board discussed using the Colorado CPI, currently at 2.6%, to determine the escalation for IGA contributions for 2025. This approach is supported for its consistency and reflection of actual economic changes and avoids the previous year's 27% increase, which was deemed unreasonable. The current IGA lacks an escalator clause, but the amended version included in the packet will include one based on CPI. It was mentioned that while the Board can agree on the 2.6%, the amendment to the funding agreement needs to be presented to BoCC and other governments for official approval.

*2:46 PM the Zoom connection was lost. Connection restored at 2:49 PM*

After closing public comment, upon motion duly made by Chair Vaughn and seconded by Director Yazzie, it was unanimously

**RESOLVED, that the Amendment to the IGA Funding Agreement provided to the Board in advance of the meeting is hereby affirmed but not yet approved pending member jurisdiction approval.**

### 2. ALLOW FOR ADJUSTMENT TO TOWN OF IGNACIO REVOLVING LOAN FUND

The Town of Ignacio cannot incur indebtedness for housing due to state statutes. To address this, a single jurisdiction housing authority will be formed, which is not subject to TABOR. The Town needs 25 signatures to support establishing the housing authority before presenting to the council. Once approved, this will expedite the process to receive funds. The new housing authority will handle the loan indebtedness and operate under the Town of Ignacio Board, focusing solely on the loan fund and

not competing with the RHA. The Board will need to adjust their recommendation for the Revolving Loan Fund from the Town of Ignacio to the Ignacio Housing Authority. If approved, funds can be distributed as soon as the housing authority is established.

*Director Morlan, Director Clark and Treasurer Garcia recused themselves from voting on the Decision Item.*

After discussion, upon motion duly made by Director Sickles and seconded by Director Yazzie, it was unanimously

**RESOLVED, that the Town of Ignacio will be replaced with Ignacio Housing Authority as the recipient of the Revolving Loan Fund, as provided to the Board in advance of the meeting, is hereby approved.**

### 3. OCTOBER RHA MEETING DATE CONFLICT

Staff proposes to skip the October meeting as it was determined that the October RHA Board meeting coincides with the Housing Colorado Conference, where multiple board members will be presenting on the RHA, the public-private partnerships that facilitated its re-establishment, as well as the Catalyst Fund and Revolving Loan Fund. After discussion, upon motion duly made, it was unanimously

**RESOLVED, that the cancellation of the October RHA Board Meeting due to scheduling conflicts with Housing Colorado, is hereby approved.**

## I. DISCUSSION ITEMS/UPDATES

### 1. GRANT TRACKER:

The Board instructed staff to update the language on the IGA grant tracker to reflect “Amount Received to Date” instead of “Awarded.” Additionally, staff is directed to add a column for Loan Funds and include Ignacio Housing Authority as one of the municipalities.

### 2. PROP 123 UPDATES:

Housing Colorado will be holding a Southwest Stakeholder Engagement Session on Monday, July 29th at Fort Lewis College. Staff will send more information about the event and a registration link to the Board.

### 3. LEGISLATIVE UPDATES:

The La Plata Board of County Commissioners (“BOCC”) held a meeting on Tuesday, July 9th to discuss the possibility of placing a reallocation of La Plata County’s Lodgers’ Tax on the ballot. STEER Committee representatives, Pat Vaughn and Logan Austin, presented for the RHA and STEER Committee, advocating for using funds to support the RHA and Catalyst Funds. Chair Vaughn emphasized that the RHA cannot currently accept land donations due to financial constraints, highlighting the need for broad ballot language. A follow-up work session will be scheduled by the BOCC to discuss percentage allocation, which can be reallocated up to 90% to enhance the visitor experience. The BOCC session was highlighted as a remarkable meeting, with compelling testimony from childcare advocates and diverse populations..

It was also discussed that La Plata County is proposing to lobby for raising the lodgers' tax above the current 2%, aiming for up to 6%. This proposal, which requires countywide voting, is intended to be bipartisan and has garnered significant support. If passed through the Colorado Legislature, it would address the limitation that counties can only collect 2% since they are not municipalities.

*Director Morlan left the meeting at 3:09 PM.*

**4. LAND TRUSTS:**

Last month, Director Henson reported on the City of Durango's collaboration with Elevation Community Land Trust (ECLT), Twin Buttes, and Fading West. At the Colorado Mountain Housing Coalition conference in April, the Chaffee County Housing Authority presented a land trust model. Housing Solutions expressed interest in leading this initiative but is unsure of their capacity. A meeting with ECLT next week aims to explore potential assistance. The organization would manage the resale of deed-restricted units. It was suggested to use the ECLT model and bylaws as a template for La Plata County, which could help define the RHA's role, considering there are no land trusts in the area. A committee may be formed to examine this approach, potentially involving a regional perspective that includes Montezuma County.

The Board requested more information on deed restrictions and land trusts to understand their efficacy, including the impact of interest rates and housing market fluctuations.

**J. MEMBER UPDATES**

Director Sickles attended the Western Slope Managers meeting in Grand Junction, attended a tour of the Community Emergency Resource Center, and proposed developing emergency resource maps for affordable housing and unhoused individuals. Funding for veteran housing rehabilitation has been secured from a philanthropist and the City of Grand Junction. Bayfield is hosting block parties in July and August 2024. The town is in budget season, and the Park Committee is working to align with staff goals, supported by a new, effective council-led committee.

Mike French has been hired to assist with housing following Eva Henson's resignation and will be the Interim board member for Durango at RHA. He will provide high-level support, focusing on tourism and housing connections, and help restructure the R-9 building into City Hall PD.

La Plata County is revising affordable housing codes and considering fee waivers and density improvements. Additionally, there will be a review of Road and Impact fees, aiming to increase revenue from \$500K to \$10M.

**K. ADJOURNMENT**

There being no further matters to discuss, it was unanimously

**RESOLVED to adjourn at 3:35 PM by Chairman Vaughn.**

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Patrick Vaughn, RHA Board Chair

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Sarah Schwartz, Secretary of The Meeting

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

08/01/24

Accrual Basis

As of July 31, 2024

	Jul 31, 24	Jul 31, 23	\$ Change
<b>ASSETS</b>			
<b>Current Assets</b>			
<b>Checking/Savings</b>			
Operating Funds (Unrestricted)	364,914	323,255	41,659
1025 · Bank of CO Money Market	948,957	0	948,957
<b>Total Checking/Savings</b>	1,313,870	323,255	990,616
<b>Other Current Assets</b>			
1400 · Prepaid Expenses	642	705	(63)
<b>Total Other Current Assets</b>	642	705	(63)
<b>Total Current Assets</b>	1,314,512	323,959	990,553
<b>Other Assets</b>			
1700 · Lease Deposit	350	350	0
<b>Total Other Assets</b>	350	350	0
<b>TOTAL ASSETS</b>	<b>1,314,862</b>	<b>324,309</b>	<b>990,553</b>
<b>LIABILITIES &amp; EQUITY</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	2,823	525	2,297
<b>Total Current Liabilities</b>	2,823	525	2,297
<b>Total Liabilities</b>	2,823	525	2,297
<b>Equity</b>			
2053 · Unrestricted Net Assets	222,265	221,788	477
2054 · Reserved for Emergencies	6,576	1,267	5,309
Net Income	1,083,198	100,729	982,469
<b>Total Equity</b>	1,312,040	323,784	988,256
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,314,862</b>	<b>324,309</b>	<b>990,553</b>

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

	Jan - Jul 24	YTD Budget	% of YTD Budget	Annual Budget	Notes
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
<b>3000 · Unrestricted Revenues</b>					
<b>3100 · IGA Member Contribution Revenue</b>					
3101 · City of Durango	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	
<b>Total 3100 · IGA Member Contribution Revenue</b>	<b>261,600</b>	<b>261,600</b>	<b>100%</b>	<b>261,600</b>	
3121 · Interest Income - Bank Accounts	10,404	8,183	127%	8,300	on DIDF funds
3122 · Sponsorship/Donation	21,000	21,000	100%	21,000	Summit
3133 · Fee For Service	2,206	2,206	100%	2,206	Summit
<b>Total 3000 · Unrestricted Revenues</b>	<b>295,210</b>	<b>292,989</b>	<b>101%</b>	<b>293,106</b>	
<b>3900 · Grant Revenue</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>64,133</b>	
<b>3001 · Temp Restr Operating Revenues</b>					
3090 · Catalyst Revolving Loan Revenue	938,553	938,553	100%	963,553	
<b>Total 3001 · Temp Restr Operating Revenues</b>	<b>938,553</b>	<b>938,553</b>	<b>100%</b>	<b>963,553</b>	
<b>Total Income</b>	<b>1,233,763</b>	<b>1,231,542</b>	<b>100%</b>	<b>1,320,792</b>	
<b>Gross Profit</b>	<b>1,233,763</b>	<b>1,231,542</b>	<b>100%</b>	<b>1,320,792</b>	
<b>Expense</b>					
<b>4002 · Grants Distributed</b>	<b>0</b>	<b>0</b>	<b>0%</b>	<b>12,827</b>	
<b>4315 · Professional Services</b>					
4398 · Prof'l Services - Admin Fee	13,953	13,953	100%	23,920	
4005 · Prof Serv Audit Fees	9,008	8,500	106%	8,500	
4322 · Prof'l Services- Legal Fees	2,142	2,042	105%	3,500	
4323 · Prof'l Services- Website	0	728	0%	1,248	
4394 · Prof'l Services-Hsng Strategy	104,083	103,833	100%	242,133	includes Homes Fund/ Neighborworks small consultng expense
4399 · Prof;s Services-Housing Assess	0	0	0%	25,000	
<b>Total 4315 · Professional Services</b>	<b>129,186</b>	<b>129,056</b>	<b>100%</b>	<b>304,301</b>	
4011 · Bank Charges, Processing Fees	43				
4080 · Liability Insurance	895	897	100%	1,537	
4119 · Marketing/Outreach	14,863	15,000	99%	15,000	
4122 · Office Expense	1,205	1,103	109%	1,500	
4340 · Rent	2,450	2,450	100%	4,200	
4360 · Telephone & Internet	282	175	161%	300	
4379 · Training	1,642	4,000	41%	4,000	
6240 · Miscellaneous	0	607	0%	1,040	
<b>Total Expense</b>	<b>150,566</b>	<b>153,288</b>	<b>98%</b>	<b>344,705</b>	
<b>Net Ordinary Income</b>	<b>1,083,197</b>	<b>1,078,254</b>	<b>100%</b>	<b>976,087</b>	
<b>Net Income</b>	<b>1,083,197</b>	<b>1,078,254</b>	<b>100%</b>	<b>976,087</b>	



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

08/01/24

Accrual Basis

July 2024

Type	Date	Num	Name	Memo	Clr	Debit	Credit	Balance
<b>Ordinary Income/Expense</b>								
<b>Income</b>								
<b>3000 · Unrestricted Revenues</b>								
<b>3121 · Interest Income - Bank Accounts</b>								
Deposit	07/31/2024			Interest			2,566.92	2,566.92
Total 3121 · Interest Income - Bank Accounts						0.00	2,566.92	2,566.92
Total 3000 · Unrestricted Revenues						0.00	2,566.92	2,566.92
Total Income						0.00	2,566.92	2,566.92
Gross Profit						0.00	2,566.92	2,566.92
<b>Expense</b>								
<b>4315 · Professional Services</b>								
<b>4398 · Prof'l Services - Admin Fee</b>								
Bill	07/01/2024		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
<b>4322 · Prof'l Services- Legal Fees</b>								
Bill	07/01/2024	4374	Law Office of David Liberman	June-consultation re: budget amend, loan system,subcontractor,needs assesment		558.00		558.00
Total 4322 · Prof'l Services- Legal Fees						558.00	0.00	558.00
<b>4394 · Prof'l Services-Hsng Strategy</b>								
Bill	07/01/2024		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						17,384.66	0.00	17,384.66
<b>4080 · Liability Insurance</b>								
Gener...	07/31/2024	24009		monthly liab insurance expense		127.84		127.84
Total 4080 · Liability Insurance						127.84	0.00	127.84
<b>4119 · Marketing/Outreach</b>								
Bill	07/01/2024		La Plata Economic Development Alliance	reverse printing expense			338.00	(338.00)
Total 4119 · Marketing/Outreach						0.00	338.00	(338.00)
<b>4122 · Office Expense</b>								
Bill	07/01/2024		La Plata Economic Development Alliance	Dgo Chamber - copies Q2		235.75		235.75
Total 4122 · Office Expense						235.75	0.00	235.75
<b>4340 · Rent</b>								
Check	07/01/2024	bp	Durango Chamber of Commerce	mo rent		350.00		350.00
Total 4340 · Rent						350.00	0.00	350.00
Total Expense						18,098.25	338.00	17,760.25
Net Ordinary Income						18,098.25	2,904.92	(15,193.33)
<b>Net Income</b>						<b>18,098.25</b>	<b>2,904.92</b>	<b>(15,193.33)</b>

# ORGANIZATIONAL CHART



**Sarah Tober**  
Executive Director

**Jessie Christiansen**  
Business and Finance  
Director



**Rosalinda Linares-Gray**  
Project RUN Director



**Louise Snodgrass**  
Communications  
Manager



**Evan Sieger**  
Social Media  
Coordinator



**Sarah Schwartz**  
Housing Program  
Manager

# **ADDITIONAL ALLIANCE RESOURCES**

- Accounting - Carolyn Moller
- Project RUN - Rosalinda Linares-Gray
- Grant Writing and Alliance Support - Cyo Nystrom
- Housing Consultant - Project Moxie
- Legal - Brad Fox
- Website - Josh Potter
- IT - Securro

# RHA SUPPORT TEAM

- Director - Sarah Tober
- Program Support - Sarah Schwartz
- Business Support - Jessie Christiansen
- Communications - Louise Snodgrass
- Financial Support - Carolyn Moller
- Legal - David Liberman



# 2024 GOAL TRACKER

ACTION	RESPONSIBLE	PRIORITY	STATUS	START	END	NOTES
Goal #1: Provide Leadership in Attaining Funding						
<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 - Manage Housing Needs Assessment	RHA	High	In Progress	11/23	10/24	Survey will begin in Sept. and wrap up by end of Nov.
<del>3. Create a STEER Committee (Stakeholder Taskforce for Evaluation and Endorsement of Revenue streams)</del>	<del>RHA</del>	<del>High</del>	<del>Completed</del>	<del>11/23</del>	<del>3/24</del>	
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	
<del>2. Regional Housing Summit</del>	<del>RHA</del>	<del>High</del>	<del>Completed</del>		<del>4/24</del>	
3. Targeted Engagement	RHA	Medium			Ongoing	
<del>4. Create Communication Tools and Strategy</del>	<del>RHA</del>	<del>High</del>	<del>Completed</del>	<del>11/23</del>	<del>4/24</del>	
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	

**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. 2<sup>nd</sup> Avenue, Durango, CO 81301 (hereafter “La Plata County”), the City of Durango, Colorado whose address is 949 E. 2<sup>nd</sup> 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**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**CITY OF DURANGO, COLORADO**

*Attest:*

\_\_\_\_\_  
*City Clerk*

\_\_\_\_\_  
Jessika Buell, Mayor

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**ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES**



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**TOWN OF IGNACIO, COLORADO**

*Attest:*

\_\_\_\_\_  
*Town Clerk*

\_\_\_\_\_  
Clark Craig, Mayor

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**ADDITIONAL SIGNATURES ON THE FOLLOWING PAGES**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024  
**COLORADO**

**TOWN OF BAYFIELD,**

*Attest:*

\_\_\_\_\_  
*Town Clerk*

\_\_\_\_\_  
Tom Au, Mayor

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**ADDITIONAL SIGNATURE ON THE FOLLOWING PAGE**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024

**REGIONAL HOUSING ALLIANCE  
OF LA PLATA COUNTY**

*Attest:*

\_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_

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

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

IGA Grant Tracker													
Location	Grant/Funding Title	Loan Funding Title	Funding Body	Use of Funds	Amount Requested	Adj. Amount Requested	Application Status	Date Submitted	Total Amount to Be Awarded	Date of Award Notification	Amount Received to Date	Contract Finalized	Project Summary
<b>BAYFIELD</b>	HB22-1304 & 1377		NLIHC	Infrastructure	\$2,656,158	\$2,000,000	Approved	3/1/2023	\$2,000,000	8/8/2023			Cinnamon Heights - Infrastructure for 30 to-be Deed Restricted Townhome units. Lots owned by Town of Bayfield. Start 2023.
	HB22-1304 Strong Communities		DOLA	Infrastructure	\$1,919,000	\$3,803,000	Denied	8/16/2023			\$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	2/6/2024					Cinnamon Heights Infrastructure Grant Request- County Letter of Intent to be considered for approval on Feb 6, 2024.
	More Housing Now		DOLA	Infrastructure	\$1,999,999		In Progress	3/25/2024					Pine River Commons Public Infrastructure and Plant Investment
<b>DURANGO</b>	HB22-1304 Infrastructure and Strong Communities		DOLA	Infrastructure	\$4,000,000		Denied	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 Affordable		DOLA	Other	\$1,000,000		Approved	9/1/2022	\$1,000,000	3/23/2023	\$1,000,000	2/14/2024	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 the 120 units will count towards Prop 123 baseline commitment.
	HB21-1117 Local Government Authority to Promote Affordable Housing		DOLA	Other	\$120,000		Approved	10/5/2022	\$120,000	1/1/2023	\$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 online submittals and online payments.
	Congressionally Direct Funding 2021 Request		HUD	LIHTC	\$9,000,000		Approved	11/1/2021	\$3,000,000	10/4/2022	\$3,000,000	1/31/2024	Best Western (4% LIHTC project) HUD Grant Award
	LPC Affordable Housing Grant and Loan Fund		La Plata County	Infrastructure	\$690,000		In Progress	4/10/2023					Rock Creek Housing Project Infrastructure Grant Request- Completing response to LPC questions regarding project and utilization of funding.

IGNACIO	La Plata Economic Development Alliance -		Catalyst Fund	Technical Assistance	\$75,000	\$50,000	Approved	4/7/2023	\$50,000	7/1/2023	\$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 Program		DOLA	Infrastructure	\$2,000,000		Approved	9/1/2022	\$2,000,000	4/13/2023	\$541,253		Rock Creek Housing-Infrastructure. Ground breaking ceremony was held in September. Scheduled to be complete with infrastructure work in May of 2024.
IGNACIO HOUSING AUTH.		Revolving Loan Fund	Catalyst Fund	Predevelopment	\$235,000		Approved		\$235,000				Pre-development, low-interest construction loan
LPC	IHOI-Innovative Housing Incentives Grant Program		DOLA	Preservation	\$3,000,000		Approved	1/27/2023	\$800,000	3/13/2023			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.
RHA	Local Planning Capacity Grant		DOLA	Administration/Planning	\$200,000		Approved	12/4/2023	\$192,400	3/8/2024	\$0		intent of the program is to increase the capacity of local government planning departments responsible for processing land use, permitting, and zoning applications for housing projects. The program supports local governments' capacity to address affordable housing, especially by expediting development review, permitting, and zoning of affordable housing.
	HB21-1271 - DOH Technical Assistance		DOLA	Technical Assistance	\$100,000		Approved	3/1/2023	\$85,000	5/25/2023	\$85,000		The Affordable Housing Toolkit for Local Officials offers technical assistance to communities working to make progress on local housing goals. 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	3/15/2023	\$20,000	5/25/2023	\$20,000		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		Catalyst Fund	Predevelopment	\$33,867		Denied	10/30/2023	\$0.00				Application denied, recommended to meet with LPC Planning staff to discuss feasibility
<b>TOTALS</b>					<b>\$27,749,024</b>	<b>\$5,853,000</b>			<b>\$9,502,400</b>		<b>\$4,816,253</b>		