



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. August 2024 Minutes pg. 2
2. August 2024 Financial Statements pg. 5

F. Public Presentations & Engagement with Non-RHA Entities

1. Deep Dive: Land Trust, Land Banking, Deed Restrictions- *Shirley Diaz & Andrew Atchley, DOLA*
2. Housing Needs Assessment - *Root Policy*

G. Alliance Updates

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

H. Decision Items

1. RHA Director Role & Job Description pg. 12

I. Discussion/Updates

1. RHA to Observe Selection Process for Deed-Restricted Townhome
2. Prop 123 Updates – *Sarah Tober and Sarah Schwartz*
3. 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. Adjournment



A. Meeting Called To Order

The meeting was called to order by Chairman Patrick Vaughn at 2:05 PM.

B. Introductions And Roll Call

Board Attendees:

- Present:
 - Chair Patrick Vaughn, *Member at Large*
 - Vice-Chair Marsha Porter-Norton, *La Plata County Commissioner*
 - Kevin Hall, *La Plata County Deputy Manager*
 - Gilda Yazzie, *City of Durango Councilor*
 - Treasurer Mark Garcia, *Town of Ignacio Manager*
 - Clark Craig, *Town of Ignacio Mayor*
 - Mike French, *City of Durango Consultant (online)*
 - Kathleen Sickles, *Town of Bayfield Manager (online)*
- Absent:
 - Brenna Morlan, *Town of Bayfield Trustee*

Others Present:

- Sarah Tober, *EDA*
- Sarah Schwartz, *EDA*
- Nicol Killian, *Town of Bayfield (online)*
- Pam Moore, *HomesFund*
- Joan Faunteaux, *public(online)*
- Shak Powers, *Region 9 (online)*
- Kat Brail, *public (online)*

No conflicts of interest were disclosed.

C. Public Comment

No public presentations were scheduled nor presented.

D. Approval Of Agenda

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

RESOLVED, that the agenda for the meeting of the Board held on August 8, 2024, in the form provided to the Directors in advance of this meeting, is hereby approved.

E. Approval Of Consent Agenda

1. JULY 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 Vice-Chair Porter-Norton and seconded by Director Craig, it was unanimously,

RESOLVED, that the minutes of the meeting of the Board held July 11, 2024, in the form provided to the Directors in advance of this meeting, are hereby approved.

2. JULY 2024 FINANCIAL STATEMENTS

Ms. Tober directed the Board to the July 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 Yazzie, it was unanimously

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

F. Public Presentations & Engagement With Non-RHA Entities

No presentations were scheduled nor presented. The Board requested a presentation from Project Moxie or DOLA on best practices for deed restrictions, land trusts, and land banking to be scheduled for a future RHA Board Meeting.

G. Alliance Updates

1. Program Director Report

- The Alliance Team presented at Green Drinks this month, and the Powerhouse Community concert raised \$535 for the RHA. Colorado Mountain Housing Coalition will feature the RHA and their upcoming presentation at Housing Colorado at their first quarterly member meeting later this month.
- RHA is under contract with Root Policy for a Housing Needs Assessment. A draft survey was included in the packet to the Board for feedback, with Root Policy presenting at the September meeting.
- The IGA has been submitted to the City of Durango. Ms. Tober is working with Director Hall on a letter to La Plata County Commissioners regarding an overpayment of \$36,000 to the RHA, requesting the commissioners to allow the funds to be used for the Housing Needs Assessment and the DOLA capacity grant rather than debiting it from next year's contribution. If unsuccessful, RHA has \$200,000 in reserves.
- Additionally, there has been success in connecting Fort Lewis College (FLC) with Pine River Commons, a Catalyst Fund and revolving loan fund recipient, to explore securing housing units for FLC staff and faculty, with transit available from Pine River to the college.

2. Catalyst Fund Updates

- Two of three grant agreements have been executed and funds have been dispersed; third executed agreement and fund issuance will take place in August. Round 4 of the Catalyst Fund will open in October 2024.

3. Revolving Loan Fund Updates

- RHA has secured a strong partnership with Region 9 and, after consultations with two lawyers and three banks, is ready to execute the loan early next week. Pine River will be the first project, with Rock Creek following once the Ignacio Housing Authority is established.

4. Housing Colorado

- Brad Blake from Pine River Commons has been included as a developer to speak on his experience with Catalyst Funds, public-private partnerships in the Southwest, and the challenges of accessing state resources. Brad will also speak at the Alliance Summit on the same panel as Housing Colorado, alongside Chair Vaughn, Treasurer Garcia, and Ms. Tober.

- Concerns were raised about the recent Southwest Stakeholder Engagement event at FLC regarding the lack of focus on Southwest Colorado during the morning session, with hopes that the upcoming Housing Colorado Conference this fall will be more inclusive and less Front Range-centric than in previous years. Staff plans to approach the same leaders to collaborate for next year's RHA Housing Summit.

5. STEER Committee

- The STEER Committee has narrowed its focus to six potential taxes. Alliance staff will meet with City and County attorneys to review these taxes and potential funding options. A sub-committee meeting is scheduled for August to develop recommendations for the larger group. The STEER Committee will present its findings to the RHA Board in November, as the October meeting is canceled due to the Housing Colorado Conference.

6. Staffing Update

- An updated organization chart was included in the packet, reflecting restructuring to meet organizational needs. The program manager role, previously held by Mr. Desrosiers, has been eliminated, and two new hires have been made. Louise Snodgrass, with a background in non-profit work, has been hired as the Communication Manager and will lead Summit efforts. Jessie Christiansen, a Durango native and Fort Lewis College graduate with 13 years of experience in payroll, has been hired as the new Business and Finance Director. Both are expected to contribute significantly to elevating the professionalism and best practices of the Alliance.

H. Decision Items

1. Amendment To IGA Funding Agreement

After meeting with their respective jurisdictions for official approval, the Board revisited the Amendment to the IGA Funding Agreement, initially affirmed during the July 2024 meeting. The current IGA lacks an escalator clause, and it was proposed to use the Colorado CPI, currently at 2.6%, to determine the contribution increases for 2025. Upon motion duly made by Treasurer Garcia and seconded by Director Yazzie, it was unanimously,

RESOLVED, that the Amendment to the IGA Funding Agreement, as presented to the Board in advance of the meeting, is hereby approved, subject to jurisdictional approval, with further discussion anticipated during the IGA renewal process.

I. Discussion Items/ Updates

1. Prop 123 Updates

- DOLA Capacity Grant Contracts are fully executed. Alliance staff will begin working with Project Moxie and potentially DOLA to focus on deed restrictions and reviewing jurisdictional practices.
- Prop 123 LOI is due September 15, 2024 and Ignacio wants to apply for Phase 2 of Rock Creek, but lacks the capacity to apply and is seeking support from Project Moxie. The application process requires extensive information, including a Housing Needs Assessment (HNA), posing challenges. \$70k per unit is available, but the next funding round may be in October, with limited funds remaining.
- There is a need to increase grant writing capacity, especially for smaller communities. Project Moxie may not have the capacity to assist further and the contract work on the LOI should be prioritized.

2. Legislative Updates:

- Continued efforts are underway at CML to lobby fellow commissioners in Colorado to raise the county-level lodgers tax above 2%, which would apply solely to lodging and visitors. There is strong support from various parties. If successful, this increase could generate up to \$2 million in revenue. If the measure passes, it would then proceed to a local ballot for voter approval. It remains uncertain whether the funds would be earmarked specifically for housing or allocated to a general fund.

J. Member Updates

1. Town of Bayfield

- DOLA grant received for up to 140% AMI, aiming for 120%. Bayfield is under contract for five units, with grading underway for additional buildings. A \$2M contract from the state is pending.

2. City of Durango

- Animas Crossing Overlook is going back on the market at \$399k, focusing on 120% AMI. The city is also working with Elevation on a modular project at Twin Buttes. Discussions are ongoing about utilizing private activity bonds in partnership with La Plata County.

3. Town of Ignacio

- Rock Creek project is progressing, with units arriving in September and occupancy expected by Halloween. The Ignacio Housing Authority is in the process of being established, which will allow flexibility for partnerships, including with the Southern Ute Tribe.

4. La Plata County

- A lodgers' tax reallocation is being prepared for the ballot. \$1.5M in congressional funding has been approved for infrastructure, and the county is busy with multiple housing-related initiatives, including the transfer of \$200k for mortgage assistance.

5. Member at Large

- Challenges discussed around creditworthiness for 100% AMI buyers and tax implications for workforce housing. Gratitude expressed to Director Sickles and Nicol for their contributions to Bayfield and RHA.

K. Adjournment

Upon motion duly made by Director Craig and seconded by Director Yazzie, the Board moved to adjourn the regular meeting and enter executive session to discuss personnel matters in accordance with state statute. There being no further business, it was unanimously,

RESOLVED, to adjourn at 3:23 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

09/05/24

Accrual Basis

As of August 31, 2024

	Aug 31, 24	Aug 31, 23	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
Operating Funds (Unrestricted)	342,522	306,144	36,378
1025 · Bank of CO Money Market	250,374	0	250,374
Total Checking/Savings	592,896	306,144	286,752
Accounts Receivable			
1300 · Accounts Receivable	25,505	0	25,505
Total Accounts Receivable	25,505	0	25,505
Other Current Assets			
1510 · Note Receivable - Bayfield Haga	700,000	0	700,000
1400 · Prepaid Expenses	514	564	(49)
Total Other Current Assets	700,514	564	699,951
Total Current Assets	1,318,916	306,708	1,012,208
Other Assets			
1700 · Lease Deposit	350	350	0
Total Other Assets	350	350	0
TOTAL ASSETS	1,319,266	307,058	1,012,208
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable	720	561	159
Total Current Liabilities	720	561	159
Total Liabilities	720	561	159
Equity			
2053 · Unrestricted Net Assets	222,265	221,788	477
2054 · Reserved for Emergencies	6,576	1,267	5,309
Net Income	1,089,704	83,441	1,006,263
Total Equity	1,318,546	306,497	1,012,049
TOTAL LIABILITIES & EQUITY	1,319,266	307,058	1,012,208

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

	Jan - Aug 24	YTD Budget	% of Budget	Annual Budget	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	11,821	8,207	144%	8,300	DIDF funds interest
3122 · Sponsorship/Donation	21,000	21,000	100%	21,000	
3133 · Fee For Service	2,741	2,206	124%	2,206	Includes \$535 proceeds from Powerhouse July concert
Total 3000 · Unrestricted Revenues	297,162	293,013	101%	293,106	
3900 · Grant Revenue					
3920 · State & Local Grants	24,970	0	100%	64,133	CHFA grant for needs assessment
Total 3900 · Grant Revenue	24,970	0	100%	64,133	
3001 · Temp Restr Operating Revenues					
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	1,260,685	1,231,566	102%	1,320,792	
Gross Profit	1,260,685	1,231,566	102%	1,320,792	
Expense					
4002 · Grants Distributed	0	0	0%	12,827	
4315 · Professional Services					
4398 · Prof'l Services - Admin Fee	15,947	15,947	100%	23,920	
4005 · Prof Serv Audit Fees	9,008	8,500	106%	8,500	
4322 · Prof'l Services- Legal Fees	5,254	2,333	225%	3,500	for loan fund documents; offset by bank interest

	Jan - Aug 24	YTD Budget	% of Budget	Annual Budget	Notes
4323 · Prof'l Services- Website	0	832	0%	1,248	
4394 · Prof'l Services-Hsng Strategy	118,917	118,667	100%	242,133	
4399 · Prof;s Services-Housing Assess	0	0	0%	25,000	
Total 4315 · Professional Services	149,126	146,279	102%	304,301	
4011 · Bank Charges, Processing Fees	43				
4080 · Liability Insurance	1,023	1,025	100%	1,537	
4119 · Marketing/Outreach	14,863	15,000	99%	15,000	
4122 · Office Expense	1,205	1,182	102%	1,500	
4340 · Rent	2,800	2,800	100%	4,200	
4360 · Telephone & Internet	282	200	141%	300	
4379 · Training	1,642	4,000	41%	4,000	
6240 · Miscellaneous	0	693	0%	1,040	
Total Expense	170,984	171,179	100%	344,705	
Net Ordinary Income	1,089,701	1,060,387	103%	976,087	
Net Income	1,089,701	1,060,387	103%	976,087	
Net Income - Unrestricted	151,148				
Net Income - Restricted	938,553				

Regional Housing Alliance of La Plata County
General Ledger
As of August 31, 2024

	Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Operating Funds (Unrestricted)										364,913.52
1000 · Operating Account										364,913.52
	Check	08/01/2024	bp		Durango Chamber of Commerce	4340 · Rent			350.00	364,563.52
	Bill Pmt -Check	08/05/2024	bp		La Plata Economic Development Alliance	2000 · Accounts Payable		16,826.66		347,736.86
	Bill Pmt -Check	08/08/2024	bp		La Plata Economic Development Alliance	2000 · Accounts Payable		2,264.51		345,472.35
	Bill Pmt -Check	08/08/2024	bp		Law Office of David Liberman	2000 · Accounts Payable			558.00	344,914.35
	Bill Pmt -Check	08/08/2024	bp		Fox Law Group LLC	2000 · Accounts Payable			2,391.90	342,522.45
Total 1000 · Operating Account								0.00	22,391.07	342,522.45
Total Operating Funds (Unrestricted)								0.00	22,391.07	342,522.45
1025 · Bank of CO Money Market										948,956.69
	Check	08/12/2024	bank 1		Bayfield Haga dba Pine River Commons	1510 · Note Receivable - Bayfield Haga			700,000.00	248,956.69
	Deposit	08/31/2024				Interest	3121 · Interest Income - Bank Accounts	1,417.16		250,373.85
Total 1025 · Bank of CO Money Market								1,417.16	700,000.00	250,373.85
1300 · Accounts Receivable										0.00
HomesFund										0.00
Total HomesFund										0.00
La Plata County										0.00
Total La Plata County										0.00
City of Durango										0.00
Total City of Durango										0.00
Town of Ignacio										0.00
Total Town of Ignacio										0.00
Town of Bayfield										0.00
Total Town of Bayfield										0.00
Accounts Receivable - Other										0.00
	Invoice	08/01/2024	141		The Powerhouse	3133 · Fee For Service		535.00		535.00
	Invoice	08/22/2024	140		CO Housing & Finance Authority	3920 · State & Local Grants		24,970.00		25,505.00
Total Accounts Receivable - Other								25,505.00	0.00	25,505.00
1300 · Accounts Receivable - Other										0.00
Total 1300 · Accounts Receivable - Other										0.00
Total 1300 · Accounts Receivable								25,505.00	0.00	25,505.00
1510 · Note Receivable - Bayfield Haga										0.00
	Check	08/12/2024	bank 1		Bayfield Haga dba Pine River Commons	12 month note - in 1025 · Bank of CO Money Market		700,000.00		700,000.00
Total 1510 · Note Receivable - Bayfield Haga								700,000.00	0.00	700,000.00
1400 · Prepaid Expenses										642.22
1400.1 · Prepaid Liability Insurance										642.22
	General Journal	08/31/2024	24010			monthly liab insur: 4080 · Liability Insurance			127.84	514.38
Total 1400.1 · Prepaid Liability Insurance								0.00	127.84	514.38
Total 1400 · Prepaid Expenses								0.00	127.84	514.38
1700 · Lease Deposit										350.00
Total 1700 · Lease Deposit										350.00
2000 · Accounts Payable										(2,822.51)

Regional Housing Alliance of La Plata County
General Ledger
As of August 31, 2024

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Bill	08/01/2024			La Plata Economic Development Alliance	4394 · Prof'l Services-Hsng Strategy			14,833.33	(17,655.84)
Bill	08/01/2024			La Plata Economic Development Alliance	4398 · Prof'l Services - Admin Fee			1,993.33	(19,649.17)
Bill	08/01/2024	4383		Law Office of David Liberman	4322 · Prof'l Services- Legal Fees			720.00	(20,369.17)
Bill Pmt -Check	08/05/2024	bp		La Plata Economic Development Alliance	1000 · Operating Account		16,826.66		(3,542.51)
Bill Pmt -Check	08/08/2024	bp		La Plata Economic Development Alliance	1000 · Operating Account		2,264.51		(1,278.00)
Bill Pmt -Check	08/08/2024	bp		Law Office of David Liberman	1000 · Operating Account		558.00		(720.00)
Bill	08/08/2024	RHA 0824		Fox Law Group LLC	4322 · Prof'l Services- Legal Fees			2,391.90	(3,111.90)
Bill Pmt -Check	08/08/2024	bp		Fox Law Group LLC	1000 · Operating Account		2,391.90		(720.00)
Total 2000 · Accounts Payable							22,041.07	19,938.56	(720.00)
2180 · Accrued Wages Payable									0.00
Total 2180 · Accrued Wages Payable									0.00
2050 · Beginning Net Assets									0.00
Total 2050 · Beginning Net Assets									0.00
2053 · Unrestricted Net Assets									(222,265.23)
Total 2053 · Unrestricted Net Assets									(222,265.23)
2054 · Reserved for Emergencies									(6,576.41)
Total 2054 · Reserved for Emergencies									(6,576.41)
3000 · Unrestricted Revenues									(295,210.33)
3100 · IGA Member Contribution Revenue									(261,600.00)
3101 · City of Durango									(72,000.00)
Total 3101 · City of Durango									(72,000.00)
3102 · La Plata County									(173,850.00)
Total 3102 · La Plata County									(173,850.00)
3103 · Town of Ignacio									(4,500.00)
Total 3103 · Town of Ignacio									(4,500.00)
3104 · Town of Bayfield									(11,250.00)
Total 3104 · Town of Bayfield									(11,250.00)
Total 3100 · IGA Member Contribution Revenue									(261,600.00)
3121 · Interest Income - Bank Accounts									(10,404.05)
Deposit	08/31/2024				Interest	1025 · Bank of CO Money Market		1,417.16	(11,821.21)
Total 3121 · Interest Income - Bank Accounts							0.00	1,417.16	(11,821.21)
3122 · Sponsorship/Donation									(21,000.00)
Total 3122 · Sponsorship/Donation									(21,000.00)
3133 · Fee For Service									(2,206.28)
Invoice	08/01/2024	141		The Powerhouse	proceeds of 1/2 tic	Accounts Receivable - Other		535.00	(2,741.28)
Total 3133 · Fee For Service							0.00	535.00	(2,741.28)
Total 3000 · Unrestricted Revenues							0.00	1,952.16	(297,162.49)
3900 · Grant Revenue									0.00
3920 · State & Local Grants									0.00
Invoice	08/22/2024	140		CO Housing & Finance Authority	Grant for Housing	Accounts Receivable - Other		24,970.00	(24,970.00)
Total 3920 · State & Local Grants							0.00	24,970.00	(24,970.00)
Total 3900 · Grant Revenue							0.00	24,970.00	(24,970.00)

Regional Housing Alliance of La Plata County
General Ledger
As of August 31, 2024

	Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
3001 · Temp Restr Operating Revenues										(938,552.64)
3090 · Catalyst Revolving Loan Revenue										(938,552.64)
Total 3090 · Catalyst Revolving Loan Revenue										(938,552.64)
Total 3001 · Temp Restr Operating Revenues										(938,552.64)
4315 · Professional Services										129,186.12
4398 · Prof'l Services - Admin Fee										13,953.31
Bill		08/01/2024			La Plata Economic Development Alliance	mo admin 2024	2000 · Accounts Payable	1,993.33		15,946.64
Total 4398 · Prof'l Services - Admin Fee								1,993.33	0.00	15,946.64
4005 · Prof Serv Audit Fees										9,007.50
Total 4005 · Prof Serv Audit Fees										9,007.50
4322 · Prof'l Services- Legal Fees										2,142.00
Bill		08/01/2024	4383		Law Office of David Liberman	July - loan fund w 2000	· Accounts Payable	720.00		2,862.00
Bill		08/08/2024	RHA 0824		Fox Law Group LLC	Loan fund docum	2000 · Accounts Payable	2,391.90		5,253.90
Total 4322 · Prof'l Services- Legal Fees								3,111.90	0.00	5,253.90
4394 · Prof'l Services-Hsng Strategy										104,083.31
Bill		08/01/2024			La Plata Economic Development Alliance	mo contract for 20	2000 · Accounts Payable	14,833.33		118,916.64
Total 4394 · Prof'l Services-Hsng Strategy								14,833.33	0.00	118,916.64
Total 4315 · Professional Services								19,938.56	0.00	149,124.68
4011 · Bank Charges, Processing Fees										43.07
Total 4011 · Bank Charges, Processing Fees										43.07
4080 · Liability Insurance										894.88
General Journal		08/31/2024	24010			monthly liab insur: 1400.1	· Prepaid Liability Insurance	127.84		1,022.72
Total 4080 · Liability Insurance								127.84	0.00	1,022.72
4119 · Marketing/Outreach										14,862.77
Total 4119 · Marketing/Outreach										14,862.77
4122 · Office Expense										1,204.53
Total 4122 · Office Expense										1,204.53
4340 · Rent										2,450.00
Check		08/01/2024	bp		Durango Chamber of Commerce	mo rent	1000 · Operating Account	350.00		2,800.00
Total 4340 · Rent								350.00	0.00	2,800.00
4360 · Telephone & Internet										281.63
Total 4360 · Telephone & Internet										281.63
4379 · Training										1,641.69
Total 4379 · Training										1,641.69
TOTAL								769,379.63	769,379.63	0.00



August 29, 2024

Job Title: RHA Director

Employment Status: Full-time Regular or Contract

Location: Durango, Colorado

Organization: Regional Housing Alliance of La Plata County (RHA)

About the Organization:

The Regional Housing Alliance of La Plata County (RHA) is a collaborative organization dedicated to addressing the housing needs of the region. RHA works with local governments, non-profits, and the private sector to create and sustain affordable and workforce housing solutions. 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.

Position Overview:

The RHA Director is responsible for the overall leadership, management, and operation of the organization. This role requires a visionary leader who can work collaboratively with various stakeholders, including government officials, community members, and housing advocates, to develop and implement strategies that address the region's housing challenges.

Key Responsibilities:

Strategic Leadership

- Develop and implement the strategic plan to advance the mission of the RHA.
- Lead initiatives to increase the availability of attainable and workforce housing in La Plata County.
- Foster partnerships with local governments, community organizations, and the private sector to promote housing development.

Organizational Management

- Oversee the day-to-day operations of the RHA, ensuring effective and efficient management of resources.
- Providing leadership and direction to a small contracted team of staff.
- Develop and monitor the organization's budget, ensuring financial sustainability and accountability.

Community Engagement

- Serve as the primary spokesperson for the RHA, representing the organization at public meetings, conferences, and in the media.
- Build and maintain strong relationships with key stakeholders, including local government officials, community leaders, and residents.
- Engage with the community to identify housing needs and develop programs that address those needs.

Advocacy and Policy Development

- Advocate for policies and funding at the local, state, and federal levels that support attainable housing development.
- Work with policymakers and community leaders to develop and implement housing policies that benefit the region.
- Stay informed of trends and developments in housing policy and funding and apply that knowledge to RHA's work.

Fundraising and Resource Development

- Identify and pursue funding opportunities, including grants, donations, and partnerships.
- Develop and implement fundraising strategies to support the organization's programs and initiatives.
- Cultivate relationships with donors and funders to secure ongoing support.

Qualifications

- Bachelor's degree in public administration, urban planning, business, or a related field (Master's degree preferred).
- A minimum of 5 years of experience in housing development, public administration, or a related field, with at least 3 years in a leadership or management role.
- Strong understanding of attainable and workforce housing issues, particularly in rural and mountain communities.
- Proven track record of successful strategic planning, project management, and team leadership.
- Excellent communication and interpersonal skills, with the ability to build relationships and work collaboratively with diverse stakeholders.
- Experience in advocacy, policy development, and fundraising.
- Ability to manage multiple projects and priorities in a fast-paced environment.

Compensation

The salary for this position is competitive and commensurate with experience within the range of \$80,000 - \$100,000 annually.

Application Process

Interested candidates should submit a cover letter, resume, and three professional references to sarahs@yeslpc.com by November 1, 2024. Applications will be reviewed on a rolling basis until the position is filled.

The Regional Housing Alliance of La Plata County is an equal opportunity employer and encourages applications from individuals of all backgrounds.

The Regional Housing Alliance (RHA) of La Plata County is a multi-jurisdictional agency created in 2004 by an Intergovernmental Agreement (IGA) between La Plata County, City of Durango, Town of Bayfield, and Town of Ignacio. The RHA's 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.

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		

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
BAYFIELD	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
DURANGO	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		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
TOTALS					\$27,749,024	\$5,853,000			\$9,502,400		\$4,816,253		