



**RESOLUTION NO. 2023-06**

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

**A RESOLUTION OF THE REGIONAL HOUSING ALLIANCE OF LA PLATA COUNTY (RHA) TO ESTABLISH THE STAKEHOLDER TASKFORCE FOR EVALUATION AND ENDORSEMENT OF REVENUE-STREAMS ADVISORY COMMITTEE (S.T.E.E.R COMMITTEE) TO INVESTIGATE AND EXPLORE THE PROCUREMENT OF A SUSTAINABLE FUNDING SOURCE FOR HOUSING**

**WHEREAS**, The RHA was established in 2004 to assist its local government members, the Town of Bayfield, Town of Ignacio, City of Durango, and La Plata County, to create affordable housing opportunities and adopt a sustainable local funding source for housing activities,

**WHEREAS**, as a multi-jurisdictional housing authority, the RHA has multiple powers, including to plan, finance, acquire, construct/reconstruct/repair, maintain, manage, and operate housing projects and programs pursuant to a multi-jurisdictional agreement. Specifically, per Statute 29-1-204.5(7.5), a multi-jurisdictional housing authority may levy, in all the area within the boundaries of the authority, a sales or use tax, or both, at a rate not to exceed one percent, consistent with sales or use tax levied by the state. The tax imposed is in addition to any other sales or use tax imposed pursuant to law and exempt from the limitation imposed by section 29-2-108. The sales tax would be collected by the Department of Revenue and must be approved by the eligible voters. The RHA could levy an ad valorem property tax (not to exceed five mills), a sales and/or use tax (the rate not to exceed one percent); or establish development impact fees so long as: no portion of the authority is located in a county with a population of more than one hundred thousand and so long as the fee is not levied upon development, construction, permitting, or otherwise in connection with low- or moderate-income housing or affordable employee housing, and the rate is two dollars per square foot or less.

**WHEREAS**, the RHA Board of Directors (Board) has recently established goals moving forward, which include coordinating education and technical assistance offerings throughout the county, assisting with grants for projects, and exploring a dedicated funding source for affordable and workforce housing in La Plata County.

**WHEREAS**, the state of Colorado has increased funds for affordable housing through Proposition 123; the RHA sees a need to explore an opportunity to establish a local housing fund source through a public funding strategy as defined under its powers as a multi-jurisdictional housing authority. This funding would not only aid existing projects in the development process that need additional resources but would also help future affordable and workforce housing projects in the region be more competitive for Proposition 123 funding and other state and federal housing resources.

**WHEREAS**, the RHA membership believes that there is sufficient interest and support from the larger community to explore, at the earliest possible date, a reliable public funding stream for affordable and workforce housing as a primary strategy for the organization;

**WHEREAS**, the RHA is best positioned to facilitate this effort; the RHA Board authorizes La Plata Economic Development Alliance staff and associated consultants to assist with the establishment of the S.T.E.E.R (Stakeholder Taskforce for Evaluation and Endorsement of Revenue-streams) Committee to explore options to raise funds for below-market housing development in La Plata County pursuant to Section 3.3 of the Sixth Amended and Restated Intergovernmental Agreement of the RHA.

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

SECTION 1. Establishes the S.T.E.E.R Committee to explore options for a sustainable funding source for affordable and workforce housing.

SECTION 2. The S.T.E.E.R Committee shall be comprised of relevant community members and stakeholders whose numbers and composition will be determined at the Board's discretion with input from La Plata Economic Development Alliance staff. The S.T.E.E.R Committee shall determine its own rules and procedures once established.

SECTION 3. RHA Board authorizes La Plata Economic Development Alliance staff and Department of Local Affairs technical assistance consultants Community Builders and Project Moxie to manage this process over the next four months and to report back to the Board by April 30<sup>th</sup>, 2024, with recommendations regarding a strategy to establish a countywide source of housing funds or feedback as to why this action is not feasible in 2024 and whether it could be in future years. The intent and work of the RHA, LPEDA staff, and the S.T.E.E.R Committee relative to this matter will continue beyond the day of this report, as deemed necessary by the Board.

ADOPTED IN DURANGO, LA PLATA COUNTY, COLORADO on this 14<sup>th</sup> day of December, 2023.

ATTEST:

BOARD OF DIRECTORS  
REGIONAL HOUSING ALLIANCE OF LA  
PLATA COUNTY

X 

La Plata Economic Development Alliance,  
Secretary

X 

Patrick Vaughn, President