

Meeting Minutes of the Board of Directors for the Regional Housing Alliance of La Plata County November 13, 2025

1. **Call Meeting to Order** (2:35 pm)

2. **Introductions and Roll Call**

Attendees:

- Chairman, Patrick Vaughn, Member at Large
- Vice Chair, Marsha Porter-Norton, La Plata County Commissioner
- Treasurer, Mark Garcia, Town of Ignacio Manager
- Director Clark Craig, Town of Ignacio Mayor
- Director Gilda Yazzie, City of Durango Mayor online
- Director Mike French, City of Durango Prosperity Officer – excused absence
- Director Brenna Morlan, Town of Bayfield Trustee
- Director John Waters, Town of Bayfield

Others Present:

- Pamela Flowers LPEDA Contractor
- Sarah Tober, LPEDA
- Deedee Schadt, LPEDA Contractor
- Carolyn Moller, LPEDA Accountant online
- Pam Moore, HomesFund – online
- Mollie Fitzpatrick Root Policy online
- Carly Bouts Root Policy online
- Emily Missildine LPEA

3. **Public Comment**

None

Conflicts of Interest: no conflicts of interest were disclosed

4. Approval of Agenda approved

*Upon motion duly made by Director Morlan and seconded by Director Craig, it was unanimously **RESOLVED**, that the Agenda for the meeting of the Board held on November 13, 2025, in the form provided to the Directors in advance of this meeting, is hereby approved.*

5. Approval of Consent Agenda

- a. October 2025 Minutes**
- b. September 2025 Financial Statements**

*Upon motion duly made by Director Craig and seconded by Director Porter-Norton, it was unanimously **RESOLVED**, that the minutes of the meeting of the Board held on October 16, 2025, and the September 2025 Financial Statements in the forms provided to the Directors in advance of this meeting, are hereby approved.*

6. Updated Regional Housing Needs Assessment – Root Policy Presentation (slides) by Root Policy

A summary of the HNA (Housing Needs Assessment) updates was presented by Carly Bouts and Mollie Fitzpatrick

They updated the HNA to comply with State of Colorado requirements. The assessment identified a need for approximately 3,000 new housing units by 2034 to accommodate projected growth, as well as an additional 500 units to potentially house 45% of commuters who would prefer to live in La Plata County. The Board discussed the feasibility of these numbers and the importance of setting realistic goals for addressing housing needs. The Board raised concerns about the mathematical inconsistencies in how jurisdictions' housing needs are calculated, particularly regarding Durango's higher projected rental needs compared to La Plata County. The explanation was that these discrepancies were due to DOLA's prescribed methodology of calculations which can be confusing. The suggestion was to itemize unincorporated La Plata County as a separate line item in the report.

7. Discussion Items

- a. Budget Committee Report**
- b. Catalyst Loan fund – Alliance will keep**
- c. Draft of funding IGA**

The discussion included:

- Catalyst Loan Fund will remain with the La Plata Economic Development Alliance
- Funding for S.T.E.E.R. needs to be raised privately for public outreach and education, polling and any costs related to a ballot
- Ongoing Professional Services will roll into Accounting Services
- RHA now has a scaled-back budget
- Budget reduced partner participation overall by 3%
- RHA has recognized duplicative tasks that affect Durango and has further reduced Durango's allocation by 3%.

The Board discussed the draft 2026 funding IGA and its impact on budget allocations if Durango decides not to participate. They agreed to approve the draft IGA as presented, with a contingency plan to adjust funding amounts if Durango opts out. Director Porter-Norton emphasized the importance of housing as a priority and noted the advantage of a four-entity jurisdiction for securing more funding.

*Upon motion duly made by Chairman Vaughn and seconded by Director Porter-Norton, it was unanimously **RESOLVED**, to approve the IGA as presented with the caveat that if the City of Durango withdraws, the investment amounts will change per government partner to participate with the Regional Housing Alliance in 2026.*

8. Public Hearing

a. Public Hearing to Adopt the 2026 Budget

Will complete in December

9. Decision Items

a. Approval to apply for Housing Planning Grant for Regional Housing Action Plan

*Upon motion duly made by Director Craig and seconded by Director Morlan, it was unanimously **RESOLVED**, to approve the application for the Housing Planning Grant for the RHA Housing Action Plan as presented.*

b. Approval of RFP for RHA Housing Manager for 2026

The group discussed the title and responsibilities of a new Housing Programs Manager position, and agreed after discussion that "Housing Programs Manager" is a suitable title to attract qualified candidates in relation to the scope of work. They also

addressed the process for issuing a request for proposals (RFP) and the potential use of BidNet, Housing Colorado, LinkedIn, and Upward for soliciting bids. In addition, the consensus was that the new accountant should report to the Housing Programs Manager. The conversation ended with plans for Pamela, Sarah and Pat to review and approve the RFP's for Housing Programs Manager and Accounting to get it posted as soon as possible.

10. Member Updates

11.

a. Member at Large

Issue the press release that Sarah Tober and Louise Snodgrass drafted, which celebrates the accomplishments of the RHA under the management of the La Plata Economic Development Alliance and recognizes the joint partnership is ending but the relationship is possible.

b. Town of Ignacio

Directors Garcia and Craig thank everyone for coming to the ribbon cutting for Rock Creek. They said, "We all made it a reality and it is a perfect image of what collaboration can do." Rock Creek has sold 9 of 10 homes and is building 11 more units.

c. Town of Bayfield

Directors Waters and Morlan reported that Pine River Commons is moving along and the Town Board agreed to the change to duplexes not four-plexes. The Cinnamon Heights paving is done with infrastructure on schedule to build after the snow season. They are still working on the East 160 intersection which needs some more money, progressing with a grant to finish it. There is discussion of a childcare center in the area, and a hope for grants and Congressionally Directed Spending to fund it.

d. City of Durango

Thank Mark Garcia for his work on Rock Creek. There was a child care event at the Power House last weekend.

e. La Plata County

Director Porter-Norton reported that the County is delighted with ballot initiative 1A winning. Shawna Legarza is now the Interim County Manager, and has previously served as the Director of Emergency Management. In terms of the 2026 budget, the County is looking at the Lodger's Tax to use it for Homesfund and the RHA in 2026. We retired the County Loan Fund that was granted to Elevation Land Trust for

Westside Mobile Home park, since there are two loan funds now operated by the LPEDA. Also, the permanent County Manager position has been opened up.

The towns of Ignacio and Bayfield have both adopted the Fast Track process and it has been submitted to the State. So, Pamela reported, they will receive their \$50k bonuses.

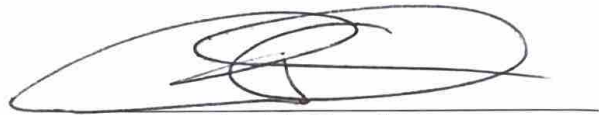
12. Adjournment

Time: 3:42 pm

Respectfully submitted,

A handwritten signature in cursive script, appearing to read 'Pamela Flowers', written over a horizontal line.

Pamela Flowers
Secretary of the Meeting

A handwritten signature in cursive script, appearing to read 'Patrick Vaughn', written over a horizontal line.

Patrick Vaughn
Chair