



REGIONAL LA
HOUSING PLATA
ALLIANCE COUNTY

Agenda

RHA Board of Directors
May 5, 2022 – 2:00- 5:00 p.m.

Santa Rita Water Reclamation Facility Conference
Room, 149 S. Camino del Rio, Durango

Zoom Meeting ID: 951 7036 0901

Worksession – 2:00 – 4:00 p.m.

- A. Overview of the La Plata Economic Alliance’s draft report
- B. RHA Roles in Creating Housing
 - 1. Identification of Potential Roles
 - 2. Challenges and benefits of various roles
 - 3. Prioritization of the RHA’s roles – Yes/Maybe/No

Regular Meeting – 4:00 – 5:00 p.m.

- A. Call Meeting to Order
- B. Introductions and Roll Call
- C. Public Comment
- D. Approval of Agenda
- E. Consent Agenda
 - 1. Approve the Consent Agenda
 - a) April 7, 2022 Minutes
 - b) April 18, 2022 Minutes
 - c) March 2022 Financial Statements
- F. Decision Items
 - 1. Welcome new Board Member and Election of Officers
 - 2. Review Interim Manager Job Description
 - 3. Engagement Letter for Financial Audit Services
 - 4. Request from Economic Alliance for support from RHA
- G. Discussion/Updates
 - 1. Discussion of Future Strategies to Fund the RHA: Brainstorming and Information Needs
 - 2. Board Action Plan Updates
 - 3. Policy Committee and Pending Legislation Update
- H. Member Updates
 - 1. Town of Bayfield
 - 2. City of Durango
 - 3. Town of Ignacio
 - 4. La Plata County
- I. Adjournment

Worksession

RHA Worksession

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

Jenn Lopez with Project Moxie will provide an overview of the La Plata Economic Alliance's draft Countywide Economic Alliance Strategy.

The worksession will include an overview of other entities' roles in creating housing, leading to a discussion of the RHA's potential roles including:

1. Identification of Potential Roles
2. Challenges and benefits of various roles
3. Prioritization of the RHA's roles – Yes/Maybe/No

The intent is to help the RHA identify how it might see itself participating in the quest to create housing and how it wants to be represented in the Economic Alliance's report.

Attached for reference is the summary from the 2021 Board retreat.



REGIONAL **L**A
HOUSING **P**LATA
ALLIANCE **C**OUNTY

Regional Housing Alliance of La Plata County - BOARD RETREAT SUMMARY

June 28 & 29, 2021 from 1:00 - 5:00 each day

La Plata County Admin Building, Commissioners Room: 1101 E 2nd Ave, Durango, CO 81301

OPEN TO THE PUBLIC

Executive Summary

Resolve:

The RHA will continue if we are supporting housing being developed in La Plata County.

RHA will take a collaborative leadership role in addressing the urgent need of workforce and affordable housing in La Plata County through coordinated funding efforts, hiring expertise, supporting the development of housing, and supporting current organizations and local governments to be the most effective and efficient in their efforts to develop units across the housing continuum.

The RHA members and stakeholders share a vision of more workforce and affordable housing being developed across La Plata County.

The RHA proposes taking a collective impact approach to support, celebrate, prioritize, align, develop, fund, track and communicate efforts between entities and stakeholders towards this shared vision.

Next meeting:

Tuesday July 27th, 2021 from 2 - 4pm in-person at Bayfield Town Hall

Agenda items: discuss board structure & take formal action on board officers

Recommendation:

Share these Retreat Summary notes with all stakeholders who attended the retreat, and any other elected officials or partners.



Facilitated by: Sandhya Tillotson

sandhya@sagebrush.ltd

970.317.1732

www.sagebrush.ltd

RHA Structure:

- Mission: to support housing being developed.
 - There is a need to refine the scope, priorities & strategies moving forward.
 - The RHA must be results focused (and not just create additional bureaucracy - beware the history of two boards, redundancy, etc.)
- RHA Board will continue to include all four current governmental entities (Subcommittees can always be formed to bring in additional stakeholders or partners).
- Urgency: there are funding opportunities available now that must not be missed. Government entities have only two years to spend the ARPA funds, and they wish to have the most impact and alignment with the funds available.
- There must be collaboration and synergy on strategies.
 - A Collective Impact Strategy & Workplan was proposed to align the regional housing efforts of the four governmental entities, nonprofit organizations, and key stakeholders. This will need to be developed.
 - Root Policy Research's regional housing study through HSSW and SWCCOG, will be released by the end of August, and may help identify the need and priorities for housing across the region. We hope the study may refine the definitions of affordable/attainable/workforce housing and various AMI's, and that their toolkit and recommendations will be beneficial for the RHA in identifying priorities and strategies moving forward.
 - The Collective Impact Strategy & Workplan can set strategies for reaching various housing goals, in concert with existing entities and nonprofits and new partners (including public private partnerships and development partners). The beauty of collective impact is that everyone is working towards the same shared vision and addressing it through multiple and diverse pathways. The RHA may contract with partners to meet the housing goals and deliverables through MOUs.
 - See Appendix for Collective Impact Model.
- There must be a point person to coordinate the RHA's efforts, communicate and collaborate with stakeholders, builders, developers, and the Board. (See Staffing below regarding hiring a consultant.) At this point the SWCCOG will continue to provide administrative support to the RHA. This is an interim role to fill the gap, until such time that the RHA has its own or shared administrative capacity. How long the SWCCOG will continue to play this role is unknown at this time. (See Appendix for Email Follow Up from Elizabeth Salkind, HSSW).

RHA 6-month Action Plan (July - December 2021)

Focus Question:

What are the key actions we need to take over the next 6 months (through the end of 2021) to move our vision (of supporting development of homes in La Plata County) forward?

Action Plan Areas

1. Leadership: Coordination & Collaboration

- Refers to a collaborative leadership approach by the RHA to address housing collectively. RHA will help coordinate regional efforts for alignment and collaboration.
- RHA can build the political will to address the issue through a “willingness to make bold changes” (which stakeholders listed as one of the greatest barriers to addressing housing needs in Rooted Policy Research’s regional housing study survey.)
- First action will be to amend the IGA that placed the RHA into hibernation mode, so that it may continue more actively.
- Outreach and buy-in by elected officials, stakeholders and the public to the RHA’s new vision is desired and important.

2. Staffing: Administration & Management

- At this point the SWCCOG will continue to provide administrative support to the RHA.
- The RHA Board expressed the need for personnel capacity, who have the housing policy and development expertise to hit the ground running and make significant headway on restructuring the RHA to impact the housing need. Without a current source of stable funding, the Board is not ready to commit to permanent staff for the organization, and instead prefers to hire a consulting firm or consultant at this time.
- A consulting firm / consultant will be hired through an RFP process to develop the structure of the RHA, including staffing structure, priorities, etc.
- Ideally in the future, permanent staff such as an Executive Director and support staff will be hired to run the RHA and build strong relationships with community stakeholders. Opportunities for staffing collaboration with existing organizations and nonprofits may wish to be explored. (See Appendix: Email Follow Up)

3. Funding

- The other biggest need of the RHA in addition to staffing capacity is sustainable funding - in order to expand operations, programs, and developments across the County.
- RHA will pursue funding opportunities for the short, mid and long term.
- A funding opportunities timeline will be developed to align funding efforts and grants and ensure funding opportunities are not missed. (It will need to be discussed whether this is part of the hired consultant's role, or if a separate grant writer or consultant will do this. Laura Lewis Marchino may have some recommendations.)

4. Development

- RHA will help coordinate or support developments.
- There is strong desire by all RHA members to develop units, either directly or through supporting members or other organizations or development partners. The RHA may contract with partners to meet the housing goals and deliverables through MOUs.
- The first action will be to create a list of potential development projects that members are considering.
- Policy changes can also support development or be examined to identify barriers to maintaining or supporting current and future affordable and workforce housing.

Action Plan Calendar in Excel format - attached

Note: The RHA should feel free to move the Key Actions around on the Calendar to serve your needs and coordinate your efforts going forward.

Immediate Action Items

Please see Names underlined.

1. Leadership: Coordination & Collaboration

- a. Renovate/amend IGA & send to RHA Board for review.
 - i. Who: Mike, Mark & Kevin.
 - ii. When: July 2021
- b. Get political alignment from all entities & decision from all 4 to approve the amended IGA for buy-in.
 - i. Who: All Members

- ii. When: August 2021
- c. Meet monthly & involve partners in meetings (communicate)
 - i. Who: All Members. SWCCOG will coordinate meetings.
 - ii. When: Monthly
- d. Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT
 - i. Who: SWCCOG to add to meeting agenda
 - ii. When: Monthly

2. Staffing: Administration & Management

- a. Allocate gap resources for SWCCOG scope of work to hire consultants.
 - i. Who: SWCCOG to draft scope of work & share with Board for review/approval
 - ii. When: July 2021
- b. Develop Scope of Work, RFP & Timeline for consulting firm / contractor
 - i. Who: Kim, Mark, Miriam
 - ii. When: July/August 2021

3. Funding

- a. Track & organize funding opportunities to ensure no funding is missed (ARPA, State, grants)
 - i. Who: Consultant or grant writer (Laura Lewis Marchino may have ideas on this)
 - ii. When:
- b. DOLA-Housing. Local rep: Andrew Atchley presentation
 - i. Who: Katie
 - ii. When: Presentation scheduled for August 12, 2021

4. Development

- a. Identify immediate development opportunities & joint ARPA projects. Collect a list of potential projects.
 - i. Who: Mike, Kevin, All Members
 - ii. When: July/August
- b. Create a checklist to be used for all development projects
 - i. Who: Marsha
 - ii. When: July/August

Parking Lot Items

- Definition of “Workforce” housing vs “Affordable” housing (needed when setting priorities for development based on need)

- Appointment of RHA Board officers (to be addressed at July meeting)

DAY 1 - Monday, June 28th, 2021 - Board & Key Stakeholders

Focus: *Understanding the role of the RHA with key stakeholder input & scenario planning.*

RHA Board & Member Participants:

Katie Sickles – Town of Bayfield
Kelly Polites – Town of Bayfield
Kim Baxter – City of Durango
Kevin Hall – City of Durango
Mark Garcia – Town of Ignacio
Stella Cox – Town of Ignacio
Marsha Porter-Norton - La Plata County
Mike Segrest – La Plata County

SWCCOG Staff:

Miriam Gillow-Wiles
Jessica Laitsch

Key Stakeholders:

Elizabeth Salkind – Housing Solutions for the Southwest
Heidi Aggeler – Root Policy Research (virtual)
Laura Lewis Marchino – Region 9 Economic Development District
Lisa Bloomquist Palmer – HomesFund
Michael French – La Plata Economic Development Alliance
Rachel Taylor-Saghie – Habitat for Humanity La Plata County

General Public:

Todd Rosignol - local builder/contractor

Understanding the Role of RHA with Key Stakeholder Input & Scenario Planning:

- Presentations by: Root Policy Research, SWCCOG, La Plata Economic Development Alliance, Habitat for Humanity of La Plata County, HomesFund, Housing Solutions for the Southwest
- Information provided on:
 - Housing Definitions, Housing Continuum & AMI, Demographics
 - What do Housing Authorities do & comparable Housing Authorities
 - Recommendations by Stakeholders on what the RHA could do to support the housing situation in our community
 - Some information on what stakeholders are currently doing to support affordable & workforce housing.

- Please refer to presentation documents provided via email by Miriam Gillow-Wiles.

Day 1: Additional Retreat Notes

Shared Vision:

For Affordable & Workforce Housing across La Plata County

(Based on pre-retreat survey results collected by the facilitator. These are in no particular order, and do not demonstrate consensus, simply brainstormed vision of the group.)

- Diverse & multigenerational community
- Viable place to live, work, recreate for all residents, locals, families, workforce, businesses
- Long term retention of workforce
- Keeping families & young people here
- Upward mobility along the housing continuum
- Housing for all (safe, healthy, affordable/attainable) including transitional, supportive, rentals and homeownership housing opportunities
- Focused on current community members
- Increase supply of housing to meet urgent demand
- Development of more attainable/affordable housing (rentals & homeownership units)
- Mobility out of workforce poverty (opportunities for wealth gain & empowerment)
- Greater opportunities for public private partnership
- Prosperous local economy that benefits community
- Collaboration with plans & action
- Collective impact of working together
- Creative solutions

Roles of Stakeholders & Interest in RHA Collaboration

(Compiled from pre-retreat survey results & Day 1 discussion.)

Housing Solutions for the Southwest

- Interest in RHA Collaboration
 - Funding & policy expertise
- Expertise
 - Housing & housing policy
- Role/Programs
 - Housing needs & strategy study (HSSW, SWCCOG, Rooted Policy) - study should be finished by end of July - will be a valuable tool in helping identify priority housing opportunities for the RHA & regional groups

- Development of transitional housing & low-income rentals
- Home rehab programs
- Housing counseling
- Manage affordable rental housing & long-term rentals
- Housing vouchers & support services
- Emergency housing & short-term rentals
- Programs serve the most vulnerable populations as well as people of all AMI's through emergency housing and more.

Habitat for Humanity of La Plata County

- Interest in RHA Collaboration
 - Increase capacity (builds). Sufficient financing - waived fees.
- Expertise
 - Affordable building & deed restriction compliance
- Role/Programs
 - Develop affordable homeownership homes & finance homes
 - Manage deed restricted homeownership homes
 - Relationships with building subcontractors
 - Programs serve people at 30 - 80% AMI

HomesFund

- Interest in RHA Collaboration
 - Have an available supply of for-sale housing for our workforce.
- Expertise
 - Financing for homeownership
- Role/Programs
 - Mortgage (down-payment) assistance
 - Homebuyer education & counseling
 - Mobile home loans
 - Financing
 - Programs serve people at 60 - 125% AMI

Economic Development (LPEDA, Region 9)

- Interest in Collaboration
 - LPEDA: Focus and enablement of workforce housing projects via public private partnerships.
 - Reg. 9: Stable workforce regionwide. Diverse economy with all incomes sustained.
- Expertise
 - Business outreach & business planning
- Role/Programs
 - Business community connection & leveraging
 - Connection to employers & builders
 - Facilitate & fund housing studies

Local Governments & Tribe

- Interest in RHA Collaboration
 - City of Durango - Housing developed to improve residents' quality of life.
 - La Plata County - See that new units are built
 - Town of Bayfield - (RHA as) Central housing expert to assist town with development & management
 - Town of Ignacio - (RHA to) Assist Ignacio with housing development. Connect Ignacio with resources & developers.
- Expertise
 - Public policy
- Role/Programs
 - Land
 - Infrastructure
 - Zoning & policy
 - Funding: general funds, grants and ARPA, affordable housing funds, taxes
 - Housing programs, departments & incentives

Some of the Recommendations by Key Stakeholders

- Provide land & infrastructure for development
- Provide funding to existing organizations to continue their important services and programs in meeting the housing needs of the community
- Subsidize, support, and build homes
- Reduce fees and exclude lower AMI's from paying into affordable housing fund
- Fast track approvals
- Encourage building of condos, townhomes, modular, other housing options
- Encourage density through zoning
- Subsidize/ incentivize deed restricted development (could also use a "stick" approach with Fair Share, but may not be as effective?)
- Scattered site deed restricted housing
- Increase fees for higher priced homes
- Build or contribute to infrastructure for moderate priced homes
- Rethinking local government's housing policies and processes. Audit government policies and procedures to determine bottlenecks and barriers to encouraging more affordable and attainable housing.

Scenario Planning

Scenarios that were considered included:

Scenario Zero: RHA closes & liquidates assets by the end of the year

(No RHA board members were in favor of this idea, due to the urgent need for more housing in the community.)

Scenario Status-Quo: RHA remains dormant & operates at a bare minimum

(No RHA board members were in favor of this idea, due to the urgent need for more housing in the community, as long as the RHA is actually doing something to address the need and support more housing development.)

Scenario Revive: RHA continues if we are supporting more housing being developed

(All 4 entities of the RHA board selected this scenario. There could be multiple scenarios here of what this looks like and how it is implemented, which can further be developed through a Collective Impact Strategy & Workplan or other strategy document.)

Scenario Robust: RHA revives as a robust housing authority and takes over all responsibilities

(No RHA board members were in favor of this idea. Currently many different entities have each taken on various roles that could be held by a housing authority, in order to meet the housing need in the community.)

Funding Opportunities

These funding opportunities have been roughly organized by the facilitator from short to mid to long term funding options, based on the pre-retreat survey responses. These do not represent any consensus by the group on when or how the various funding options should be employed. The funding timeline should develop a more robust list of funding options and recommended timelines.

Short Term?

- Local government contributions
- State & federal funds, grants, ARPA funds
- CDFI & foundations

Mid-Term?

- For-profit business funding
- Fee for service / program funding
- Employer funding (revolving loan)

Long Term?

- Sales tax
- Property tax
- Tax short term/ vacation rentals
- Lottery?
- Development impact fees
- Bonding
- Empty house tax (second homes) - at State level
- Voluntary transfer fees

DAY 2 - Tuesday, June 29th, 2021 - Board

Focus: Recommendation on the role of the RHA & Action Plan Development

Day 2 Focus Question: What form (structure/roles) will the RHA organization & board take, and what are our steps for getting there?

RHA Board & Member Participants:

Katie Sickles – Town of Bayfield
Kelly Polites – Town of Bayfield
Kim Baxter – City of Durango
Kevin Hall – City of Durango
Mark Garcia – Town of Ignacio
Stella Cox – Town of Ignacio
Marsha Porter-Norton - La Plata County
Mike Segrest – La Plata County

SWCCOG Staff:

Miriam Gillow-Wiles
Jessica Laitsch

See Action Plan above that was completed during Day 2.

APPENDIX

1. **Retreat Evaluation**
2. **Email Follow Up**
3. **Photos**
4. **Housing Continuum**
5. **Group Agreements**
6. **Collective Impact Model**

1. Retreat Evaluation - attached

2. Email Follow Up

RE: Presentations from RHA Retreat Day 1

Elizabeth Salkind <esalkind@swhousingsolutions.com> Tue, Jun 29, 1:55 PM

Thank you for allowing local affordable housing agencies to present information to the Board. I learned a lot from the presentations and am so excited that local governmental entities are interested in providing additional funding and resources to affordable housing....

The goal of building additional work-force housing seemed to have full consensus...

In terms of whether a new housing authority for the County is the best vehicle for these goals, my concern is that the expense of establishing a functioning governmental entity is substantial and perhaps not necessary. Between the Council of Governments, Region 9, Habitat for Humanity and Housing Solutions, there are many decades of experience of the agencies and staff with expertise in this area. If there is funding for a new experienced staff to focus on developing workforce housing and perhaps policy for La Plata County, it would be cost effective for that staff to reside with an existing agency. If it is determined that the governmental entities want to move forward with a taxing mechanism or other funding mechanism that requires a housing authority, I would recommend reinstating a housing authority for that purpose. I would also suggest reviewing the data from the Root Policy Study to refine the above goals, as it will show the relevant data for the County. This will be available very shortly, within a month. Thank you again for requesting input from our agency.

Elizabeth Salkind

Executive Director

Housing Solutions for the Southwest

970/259-1086 x32 (office)

970/749-7688 (cell)

295 Girard St. Durango, CO 81303

3. Photos



Day 1



Day 2

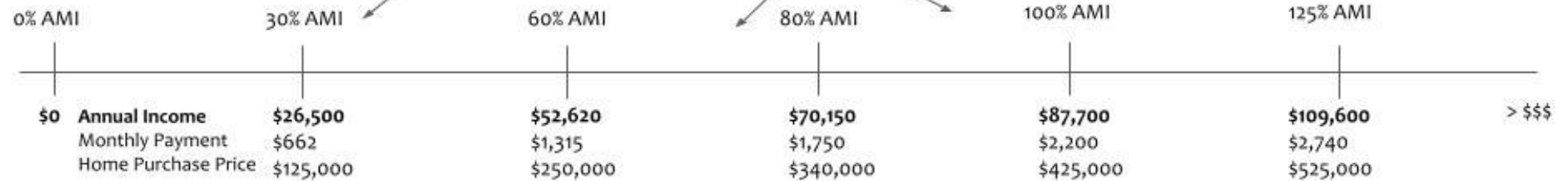


4. Housing Continuum

Housing Continuum - La Plata County

RHA Board Retreat June 28, 2021

% Area Median Income AMI



Housing Solutions for the Southwest

Elizabeth Salkind, Executive Director

Serves most vulnerable populations as well as all AMI's through emergency housing, ADA, veterans and other programs.

Habitat for Humanity of La Plata County

Rachel Tayler-Saghie, Executive Director

Serves 30 - 80% AMI.

In 2018, 71% of La Plata County workforce fell within these AMI's, versus 42% in 2011.

Housing Burdened:

Defined as paying over 30% to 40% of Annual Income. (State and Feds have increased to 40% due to impacts of COVID.)

HomesFund

Lisa Palmer, Executive Director

Serves 60 - 125% AMI through mortgage assistance, homebuyer education programs, etc.

Town of Bayfield

Notes: 85% of Town employees are at 80% of AMI or less.

Google Slides link to: [Housing Continuum](#)

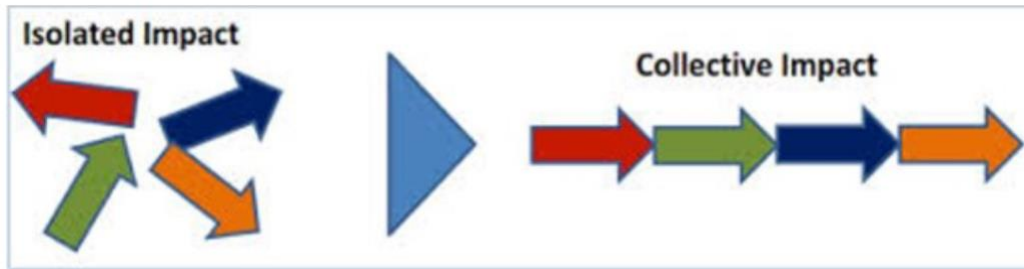
5. Group Agreements

From Interest-Based Negotiations:

- Goal: A wise outcome. Work together towards greater good
- View others as joint problem solvers
- Listen to understand, suspend judgment
- Be open about your interests
- Focus on interests vs. positions
- Consider diverse & multiple perspectives
- Challenge ideas rather than people
- Assume positive intent
- Use reason, not pressure
- Look for win-win opportunities

6. Collective Impact Model





Collective Impact Model



Common Agenda
 • Keeps all parties moving towards the same goal

Common Progress Measures
 • Measures that get to the TRUE outcome

Mutually Reinforcing Activities
 • Each expertise is leveraged as part of the overall

Communications
 • This allows a culture of collaboration

Backbone Organization
 • Takes on the role of managing collaboration

- All participants have a **common agenda** for change including a shared understanding of the problem and a joint approach to solving it through agreed upon actions.

- Collecting data and **measuring results** consistently across all the participants ensures shared measurement for alignment and accountability.

- A plan of action that outlines and coordinates **mutually reinforcing activities** for each participant.

- Open and continuous **communication** is needed across the many players to build trust, assure mutual objectives, and create common motivation.

- A **backbone organization** with staff and specific set of skills to serve the entire initiative and coordinate participating organizations and agencies.

All of these 5 aspects are essential for a successful & impactful collective impact initiative. If we turn the large green pyramid on its side - it represents the Change Triangle. All of these need to be in alignment to some extent in order for the model to keep moving forward and having impact. And change is an organic, not stagnant process - so it is to be expected that these different elements may be in different phases of development.



Section A – Call Meeting to Order

Section B – Roll Call

Section C – Public Comment

The Board welcomes public participation in the Board meetings. Individuals wishing to address the Board under Public Comment are asked to please notify either the Chair of the Board or the Clerk to the Board upon their arrival at the meeting. Public Comment will be taken as time permits. Comments shall be limited so that everyone may be heard. This item is limited to matters under the jurisdiction of the Board, which are not on the posted agenda and items which have not already been considered by the Board. The Board limits testimony on matters not on the agenda to 3 minutes per person and not more than 20 minutes total unless the Board approves an extended time as part of the agenda. No formal action may be taken at the meeting on matters addressed at Public Comment. Comments on matters on the current agenda will be taken following discussion of each item by the Board.

Section D – Approval of Agenda

Section E – Consent Agenda

Minutes
Board of Directors Meeting ~ April 7, 2022
Santa Rita Water Reclamation Facility Conference Room
149 S. Camino del Rio, Durango, CO

A. Call Meeting to Order

B. Roll Call – Quorum Determination

Board Members Present: Eva Henson – City of Durango
Marsha Porter-Norton – La Plata County
Kim Baxter – City of Durango
Mike Segrest – La Plata County
Mark Garcia – Town of Ignacio
Kristin Dallison – Town of Bayfield (remote)
Katie Sickles – Town of Bayfield

Staff/Others Attendees: Rachel Taylor-Saghie – Habitat for Humanity of La Plata
Laurie Roberts – United Today, Stronger Tomorrow
Mike French – La Plata Economic Development Alliance
Michelle Furi – La Plata Economic Development Alliance
Lisa Bloomquist Palmer – HomesFund
Elizabeth Salkind – Housing Solutions for the Southwest
Sora Pearson – La Plata County
Tom Sluis – City of Durango
Johnathan Cappelli – Cappelli Consulting (remote)
Augustina Remedios – Cappelli Consulting (remote)
Jenn Lopez – Project Moxie (remote)
Laura Lewis Marchino – Region 9 Economic Development District (remote)
Jessica Laitsch – Southwest Colorado Council of Governments

The meeting began at 2:06 p.m.

C. Public comment

D. Approval of the Agenda

Marsha Porter-Norton motioned to approve the agenda, Eva Henson seconded, unanimously approved.

E. Consent Agenda

1. Approve the Consent Agenda
 - a) March 3, 2022 Minutes
 - b) February 2022 Financial Statements

Mike Segrest motioned to approve the consent agenda, unanimously approved.

F. Decision Items

1. Contract with Cappelli Consulting and Project Moxie

Johnathan described the change with Project Moxie’s availability. He explained that they have some concerns with the contract language. Kim asked if this would impact the project scheduling or just change the project lead. Johnathan replied that the roadmap work would start in June. He is requesting to finalize the language next week.

There was discussion about how to address consideration of the contract. Johnathan summarized the proposed changes to the contract. Mike asked if there will be activity before June to necessitate a contract immediately. Johnathan replied that the operations would include acting as the point of contact for the RHA and reviewing the RHA's communications and establishing an executive committee. There was discussion about the timing for contracting and the project start.

I. Presentations and Engagement with Non-RHA Entities

La Plata Economic Alliance Strategy - Cappelli Consulting and Project Moxie

Jenn presented information on the strategies identified through the economic development alliance project. Mark asked if there has been feedback on how the business community would like to be involved. Mike French replied that employers have expressed interest in being directly involved to establish housing for potential employees. Marsha suggested engaging in strategic planning to identify roles among various partners. Jenn continued her presentation. She suggested the RHA have a discussion on their intended roles. Eva asked if the plan would have distinct categories. Mark expressed enthusiasm for this project. Mike suggested evaluating the process and suggested that there may be a development role for the RHA. Marsha suggested getting the Board together to determine the RHA's roles and review the contract. Mike suggested waiting to undertake the contract until June. There was consensus to meet for a workshop with the economic development alliance to evaluate roles. Mark asked about the interplay with homelessness. Jenn replied there is a wide range of needs with various roles needed. There was discussion about scheduling a worksession in conjunction with the May meeting. Jenn suggested that the economic development and private sector groups would be major stakeholders. Mark asked if the Economic Alliance should have representation on the Board. Mike French replied that they were concerned about the potential for conflict of interest. There was discussion about the appropriate role for the Economic Alliance. Marsha mentioned that La Plata County has compiled ideas for funding options which she would like to present. There was discussion about keeping the worksession specific to the RHA's role. There was discussion about scheduling the worksession in Durango. There was discussion about broadband funds becoming available.

2. Selection of proposal for financial review of fiscal years 2018-2021

Jessica summarized the proposals received.

Mark Garcia motioned to accept the proposal from FredrickZink in an amount not to exceed \$8,500, Katie Sickles seconded, unanimously approved.

G. Discussion/Updates

1. Update on potential grant opportunities

Jessica described the status of various grant discussions. Mike suggested it may be helpful for the RHA to have more specificity on what it would like to pursue. Marsha would like to ensure the RHA is not missing out on opportunities. Mike replied that there should be some time for the funds that will be coming through the State.

5. Policy Committee and Pending Legislation Update

There was discussion about the bill related to the use of lodger's tax.

6. Board Action Plan Updates

The Board requested that information from the retreat and the action plan be sent out in advance of the May 5 worksession.

J. Member Updates

1. Town of Bayfield

Katie reported that they are getting Nicol up to date. They are working on the Cinnamon Heights project, a project at the Mustang crossing, the Bayfield East annexation, Orchard and Clover townhomes PUD, and a tiny homes project.

2. City of Durango

Kim described efforts to address transportation. Eva reported that she met with City Council to review the various efforts she has begun to undertake.

3. Town of Ignacio

Mark described various efforts related to transit and transportation. He added that broadband is also a critical piece. He reported that Ignacio was selected as a “Space to Create” community, they will be beginning the feasibility study. They are hoping to work with a local company to build a project. They have a new mayor and two new trustees.

4. La Plata County

Marsha reported that the Westside deal was accepted. La Plata County will be considering starting a revolving loan fund. She mentioned that they can share lessons learned if anyone else faces a similar situation. Mike added that proactively working with park owners could be helpful in the future, there is a bill under consideration to modify the requirements for residents purchasing mobile home parks.

Mark mentioned that it may be worth exploring expanding the geographic region to include Archuleta County.

Laurie asked about exploring establishing cooperative housing up front when building future developments.

The meeting was adjourned at 4:37 p.m.

Regional Housing Alliance Mission Statement

As a local governmental partnership, the Regional Housing Alliance develops housing policy, identifies priorities, and allocates resources to provide La Plata County workforce and residents with affordable housing opportunities and to ensure the county remains diverse and economically strong.

Minutes
Board of Directors Meeting ~ April 18, 2022
La Plata County Administration Building
1101 East 2nd Ave, Durango, CO

A. Call Meeting to Order

B. Roll Call – Quorum Determination

Board Members Present: Eva Henson – City of Durango
Marsha Porter-Norton – La Plata County
Kim Baxter – City of Durango
Mike Segrest – La Plata County
Mark Garcia – Town of Ignacio
Kristin Dallison – Town of Bayfield
Katie Sickles – Town of Bayfield

Staff/Others Attendees: Kevin Hall – City of Durango
Jessica Laitsch – Southwest Colorado Council of Governments

The meeting began at 11:17 a.m.

C. Public comment

D. Approval of the Agenda

Mark asked about adding a decision or discussion item on the interview process.

Marsha Porter-Norton motioned to approve the agenda with the addition of an item regarding the Board member interview process, Mark Garcia seconded, there was discussion on whether an executive session would be necessary, unanimously approved.

E. Discussion and Decision Items

1. Board Member at Large Interview Process

The Board reviewed their top interviewees. Marsha asked about postponing and scheduling an interview with Rebekah or selecting Patrick. Katie expressed support for exploring the concept of an advisory committee, while recognizing the noticing requirements that would entail.

Katie Sickles motioned to select Patrick Vaughn from the candidates for the Board member at large, Marsha Porter-Norton seconded, the vote was as follows:

Mark Garcia - Yes

Kristin Dallison - Yes

Katie Sickles - Yes

Eva Henson - Abstain

Mike Segrest - Yes

Marsha Porter-Norton – Yes

Kim Baxter - Yes

The motion passed.

Kim will reach out to Patrick and suggested scheduling election of the Chair at the next meeting.

Jessica will contact the other candidates and mention there may be opportunities to participate in an advisory capacity in the future.

2. Discussion of previous meeting and status of consulting contract

Marsha described her frustration following the last meeting. She suggested it may be important to reevaluate what RHA needs moving forward. Katie described the importance of presenting a united front. Kim expressed her preference to make a decision and move forward. She suggested asking Jonathan to send more information about Williford. Mike expressed discomfort with the consultant taking on operational duties. There was discussion about the understanding related to the scope for operations. Mike expressed concern about hiring a firm from outside the region, he suggested considering securing funding and hiring staff. There was discussion about the concept of hiring interim staff. There was discussion about the relative benefits of having interim staff and outside assistance to develop a roadmap versus ensuring solid plan prior to hiring staff. There was discussion about local developers' perspective to improve the regulatory process versus the value of focusing on process improvements. There was discussion about what might be the best way to set up the RHA to move forward on actual building of housing. The consensus was for the Hiring Committee to meet to develop a job description for an interim manager.

Katie Sickles motioned to delay consideration of the contract with Cappelli Consulting, Mike Segrest seconded. Marsha mentioned that she would like clarity on the Economic Alliance's plan to avoid duplication. Kim suggested communicating directly to Cappelli what the Board is looking to reevaluate. Eva suggested it may be helpful for the Board to provide more clarity on its expectations for a roadmap.

Katie Sickles motioned to decline the contract with Cappelli Consulting at this time, Mike Segrest seconded, Eva Henson opposed, the motion passed.

Kim mentioned that Jenn would like to present the Economic Development Alliance report before they finalize it, there was general agreement to do this. There was discussion about the RHA's intent and role in building housing. Kim will reach out to Cappelli Consulting. Mike will share documentation for the packet.

The meeting was adjourned at 12:34 p.m.

Regional Housing Alliance Mission Statement

As a local governmental partnership, the Regional Housing Alliance develops housing policy, identifies priorities, and allocates resources to provide La Plata County workforce and residents with affordable housing opportunities and to ensure the county remains diverse and economically strong.

RHA Financials March 2022

To: Regional Housing Alliance of La Plata County
From: Jessica Laitsch
Date: May 5, 2022

Comments: A Balance Sheet and Budget to Actual Report for January 1 to March 31, 2022 is attached.

Notes in May:

- The April invoice for the SWCCOG included reimbursement for Region 9 staff time for digitization of the RHA's historic files. There will be one more reimbursement for this work. This project is complete and was funded by the 2021-22 SIPA Grant.
 - In April, a transfer of \$200,000 was made from the previously restricted funds account into the unrestricted operating account.
-

Regional Housing Alliance of La Plata County
Balance Sheet
As of March 31, 2022

	Mar 31, 22
ASSETS	
Current Assets	
Checking/Savings	
Operating Funds (Unrestricted)	
1000 · Operating Account	6,301.15
Total Operating Funds (Unrestricted)	6,301.15
Loan Fund-Previously Restricted	
1006 · LPC MA Revolving Loan Fund	
LPC MA Revolving LF Interest In	2,037.49
LPC MA Revolving LF - EIAF	248,997.71
Total 1006 · LPC MA Revolving Loan Fund	251,035.20
Total Loan Fund-Previously Restricted	251,035.20
Total Checking/Savings	257,336.35
Other Current Assets	
1400 · Prepaid Expenses	
1400.1 · Prepaid Liability	1,186.24
Total 1400 · Prepaid Expenses	1,186.24
Total Other Current Assets	1,186.24
Total Current Assets	258,522.59
TOTAL ASSETS	258,522.59
LIABILITIES & EQUITY	
Equity	
2052 · Assigned Net Assets	250,488.24
2053 · Unrestricted Net Assets	11,721.63
Net Income	(3,687.28)
Total Equity	258,522.59
TOTAL LIABILITIES & EQUITY	258,522.59

Regional Housing Alliance of La Plata County

Profit & Loss Budget vs. Actual

January through March 2022

	Jan - Mar 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3215 · EIAF Released from Restricted	0.00	200,000.00	(200,000.00)	0.0%
3000 · Unrestricted Revenues				
3216 · SIPA Digitization Grant	3,000.00			
3121 · Interest Income - Bank Accounts	61.89	250.00	(188.11)	24.8%
Total 3000 · Unrestricted Revenues	3,061.89	250.00	2,811.89	1,224.8%
Total Income	3,061.89	200,250.00	(197,188.11)	1.5%
Expense				
4010 · Advertising	653.74			
4062 · Computer Hardware & Software	0.00	888.00	(888.00)	0.0%
4080 · Liability Insurance	395.43	1,582.00	(1,186.57)	25.0%
4315 · Professional Services				
4398 · Prof'l Services - Admin Fee	5,700.00	22,800.00	(17,100.00)	25.0%
4005 · Prof Serv Audit Fees	0.00	6,000.00	(6,000.00)	0.0%
4322 · Prof'l Services- Legal Fees	0.00	11,000.00	(11,000.00)	0.0%
4315 · Professional Services - Other	0.00	160,000.00	(160,000.00)	0.0%
Total 4315 · Professional Services	5,700.00	199,800.00	(194,100.00)	2.9%
6240 · Miscellaneous	0.00	1,000.00	(1,000.00)	0.0%
Total Expense	6,749.17	203,270.00	(196,520.83)	3.3%
Net Ordinary Income	(3,687.28)	(3,020.00)	(667.28)	122.1%
Net Income	(3,687.28)	(3,020.00)	(667.28)	122.1%

Section F – Decision Items

RHA Election of Officers

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

The Sixth Amended and Reinstated Intergovernmental Agreement for the Regional Housing Alliance of La Plata County states that the officers of the Authority shall be elected annually by the Board at the January meeting. Since the Board recently appointed a Board member-at-large, the question of officers is being resubmitted at this time. Per the IGA “the officers of the Authority shall be a President, a Vice President, a Secretary, and a Treasurer, each of whom shall be elected by the Board of Directors. Such other officers and assistant officers as may be deemed necessary may be elected or appointed by the Board of Directors. Any two or more offices may be held by the same person, except the offices of President and Secretary. The Secretary and Treasurer need not be a director of the Authority.”

The following officers were elected at the meetings on March 22 and July 27, 2021:

President: Kim Baxter

Vice President: Marsha Porter-Norton

Treasurer: Mark Garcia

Proposed Action

Nominate and approve Board President, Vice President, Secretary and/or Treasurer for the calendar year 2022.

Interim Manager Position

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

The RHA Hiring Committee met on May 3 to discuss the intended role of an Interim Manager for the RHA and to develop a draft job description. The job description is attached.

Some items for additional discussion with the Board may include changes to the job description, anticipated term of employment/contracted services, anticipated compensation, and methods of advertising.

Proposed Action

Direct staff to initiate advertising process for RHA Interim Manager position.



**Regional Housing Alliance of La Plata County
Interim Manager - Job Description**

Position Description

Job Title: Interim Manager

Reports To: RHA Board of Directors

Classification: Contracted (time period of contract?)

Compensation:

Job Summary

Plans, leads, and organizes the activities of the Alliance. Develops and implements Alliance objectives, short- and long-range plans and goals. Promotes affordable housing in the community.

Major Job Responsibilities

Leads all activities of the Alliance.

Provides vision and direction to the Alliance to achieve maximum performance; articulates the issues and sets agenda for dealing with issues; analyzes operation to evaluate the performance of Alliance.

Works to coordinate development of action plan; makes recommendations to the RHA Board about how a consultant(s) could play a role; manages the action plan development and process; manages the contracts and work of any consultants; makes recommendations related to next steps including hiring of future full-time staff.

Works with fiscal agent to make sure all clerical and administrative tasks are handled in a timely manner; organizes agendas and meetings in collaboration with fiscal agent; establishes executive or other committees as needed; ensures tasks are followed up on between meetings that relate to projects, initiatives, etc.

Assesses changes in affordable or attainable housing need and supply; coordinates needs and market assessments of the community.

Researches and develops new programs and program types to meet identified community needs.

Identifies potential long-term funding strategies; assesses the cost of services; identifies and develops project partnerships; coordinates on the development of proposals and grants.

Performs public relations activities to develop an understanding of affordable housing issues in the

community; contacts and communicates with business, private and public sector agencies to coordinate and assist in meeting community needs; performs speaking engagements, develops media responses and press releases.

Makes recommendations related to RHA communications such as a new brand and website.

Represents the Alliance and maintains liaison with regulatory agencies, local officials and community based organizations, interpreting and explaining the agencies programs, policies, services, needs and other matters of mutual interest.

Maintains knowledge about and good working relations with other agencies and their programs; sits on other agencies' boards.

Develops, implements and monitors an evaluation system of the Alliance's performance.

Important Job Functions:

Provides reports for internal and external use by the Alliance.

Attends meetings, workshops, conferences, seminars and other sessions, in order to gain knowledge or new or improved housing programs in the public and private sectors.

Acts as the agency's primary point of contact and Public Relations Officer.

Refers applicants and program participants to other community resources as needed.

Performs other related duties as assigned.

Material and Equipment Used:

General Office Equipment Computer Vehicle

Work Environment:

Work is generally performed in a typical office environment or at a home office.

Minimum Qualifications Required:

Education and Experience:

Bachelor's degree from an accredited four-year college or university in public administration, business administration, or a related field; and,

Six or more years of progressively responsible experience; with a minimum of three years of experience in the development of government subsidized housing at an executive level; or,

Any combination of education, training and experience which provides the required knowledge, skills, and abilities to perform the essential functions of the job.

Licenses and Certifications:

Valid Colorado Driver's license

Knowledge. Skills. and Abilities:**Knowledge of:**

Principles and practices of executive level management.

HUD and RDA programs, fair housing laws and related community resources.

Policies, procedures, philosophies, rules and regulations governing housing authorities.

All applicable state, federal and local laws, rules and regulations.

Computer applications related to the work.

Skill in:

Grant writing

Using tact, discretion, initiative and independent judgment within established guidelines.

Researching, compiling, and summarizing a variety of informational and statistical data and materials, including market analysis.

Organizing work, setting priorities, meeting critical deadlines, and following up assignments with a minimum of direction.

Applying logical thinking to solve problems or accomplish tasks; to understand, interpret and communicate complicated policies, procedures and protocols.

Communicating clearly and effectively, orally and in writing.

Preparing clear and concise reports, correspondence and other written materials.

Mental and Physical Abilities:

Ability to work with local, state and federal officials, community boards, volunteers and residents.

Ability to establish and maintain effective working relationships with a variety of individuals.

Ability to act with discretion and maintain confidentiality.

Ability to read, analyze and interpret government regulations, professional periodicals and journals, and technical procedures.

Ability to speak effectively before public groups and respond to questions.

Ability to apply principles of logical thinking, solve practical problems and deal with a variety of concrete variables in situations where only limited standardization exists.

Ability to define problems, collect data, establish facts and draw valid conclusions.

Ability to be flexible and perform work under time pressure.

While performing the essential functions of this job the employee is regularly required to speak and hear.

The employee is frequently required to stand, walk, sit, use hands to finger, handle, or feel, and speak and hear and reach with hands and arms. The employee is occasionally required to climb or balance and stoop, kneel, crouch or crawl and traverse varied terrain. The employee must occasionally lift and/or move up to 10 pounds. The employee is occasionally required to drive a vehicle.

Working Conditions:

Work is performed in a normal office environment with little exposure to outdoor temperatures or dirt and dust.

Working time may require irregular hours and/or on-call status.

The incumbent's working conditions are typically quiet.

Financial Review Services Engagement Letter

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

At the April 2022 Board meeting, the RHA Board accepted the proposal from FredrickZink and Associates for financial review services for the fiscal years 2018-2021.

Proposed Action

Authorize the President to sign the engagement letter with FredrickZink and Associates and direct staff to begin work related to the financial review.

Economic Alliance Request

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

The La Plata Economic Alliance will attend the meeting to present a request for support from the RHA.

Section G – Discussion/Updates

RHA 2021-22 Action Plan Update

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

Attached is the action plan updated through April 2022. This is being presented monthly with any updates as applicable. If the Board would prefer a different update schedule or report format, please notify Jessica.

RHA 2021-22 Action Plan

Updated April 2022

	Jan-22	Feb-22	Mar-22	Apr-22
Leadership: Coordination & Collaboration	Outreach to stakeholders Who Board Status Not Started	Outreach to stakeholders Who Board Status Not Started	Outreach to stakeholders Who Board Status Ongoing	Outreach to stakeholders Who Board Status Ongoing
	Public outreach How: PSA's, News/Media, etc Who Status Not Started	Public outreach How: PSA's, News/Media, etc Who Status Not Started	Public outreach How: PSA's, News/Media, etc Who Status Not Started	Public outreach How: PSA's, News/Media, etc Who Status Not Started
	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT, EDCC, Housing Colorado Who Status Ongoing	Add agenda item on board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT, EDCC, Housing Colorado Who Status Ongoing
Staffing: Administration & Management	Ideal future: Secure all administrative support needed for the RHA - Executive Director / support staff Who Status Not Started	Ideal future: Secure all administrative support needed for the RHA - Executive Director / support staff Who Status Not Started	Ideal future: Secure all administrative support needed for the RHA - Executive Director / support staff Who Status Not Started	Ideal future: Secure all administrative support needed for the RHA - Executive Director / support staff Who Status Not Started
	Hire Consulting Firm/ Contractor Who Board Status Ongoing	Hire Consulting Firm/ Contractor Who Board Status Ongoing	Hire Consulting Firm/ Contractor Who Board Status Ongoing	Hire Consulting Firm/ Contractor Who Board Status Ongoing
	Develop Scope of Work, RFP & Timeline for consulting firm / contractor Who Status Ongoing	Who Status	Who Status	Evaluate options for hiring interim staff Who Board Status Ongoing
Funding	Who Status	Who Status	Explore funding opportunities Who SWCCOG/Board Status Ongoing	Explore funding opportunities Who SWCCOG/Board Status Ongoing
	Who Status	Who Status	Undertake financial review of fiscal years 2018-2021 Who SWCCOG/Board Status Ongoing	Undertake financial review of fiscal years 2018-2021 Who SWCCOG/Board Status Ongoing
Development	Coordinate effort to support and/or start 2 projects Who Consultant Status Not Started	Coordinate effort to support and/or start 2 projects Who Consultant Status Not Started	Coordinate effort to support and/or start 2 projects Who Consultant Status Not Started	Coordinate effort to support and/or start 2 projects Who Consultant Status Not Started
	Outreach to developers Who Consultant Status Not Started	Outreach to developers Who Consultant Status Not Started	Outreach to developers Who Consultant Status Not Started	Outreach to developers Who Consultant Status Not Started

RHA 2021-22 Action Plan

Updated April 2022

	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Leadership: Coordination & Collaboration	Renovate/amend IGA & send to RHA Board for review. Who Mike, Mark & Kevin Status Complete		Get political alignment from all entities & decision from all 4 to approve the amended IGA for buy-in. Who Board Status Complete			RHA exposure to elected officials first. Get out of hiding! Who Board Status Not Started
	Meet monthly & involve partners in meetings (communicate) Who Board, SWCCOG Coordinate Status Ongoing			Quarterly updates & presentations for Electeds. Who Board Status Ongoing		Public outreach How: PSA's, News/Media, etc Who Status Not Started
	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who SWCCOG Add to Agenda Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who SWCCOG Add to Agenda Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing	Add agenda item to board meetings to review pending legislation for advocacy needs: CML, CCI, CCAT Who Status Ongoing
Staffing: Administration & Management	Dedicate funding for contractor/firm. \$50k is already in budget, less facilitation costs Who Board, SWCCOG Coordinate Status Complete				RHA board to approve the Scope of Work, RFP & Timeline for hiring consulting firm/ consultant Who Status Complete	Consultant to develop the structure of the RHA (priorities, staffing structure, etc) Who Status Not Started
			Allocate gap resources for SWCCOG scope of work to hire consultants. Who SWCCOG Add to Agenda Status Complete		In-between steps of releasing RFP, vetting proposals, interviews, negotiations, etc Who SWCCOG and Board Status Ongoing	In-between steps of releasing RFP, vetting proposals, interviews, negotiations, etc Who Board Status Ongoing
						Develop Scope of Work, RFP & Timeline for consulting firm / contractor Who Status Ongoing
Funding		Track & organize funding opportunities to ensure no funding is missed (ARPA, State, federal) Who Grantwriter/Consultant Status Not Started		2022 Draft Budget Who SWCCOG/Board Status Complete		Approve 2022 Budget Who SWCCOG/Board Status Complete
		DOLA-Housing. Local rep: Andrew Atchley presentation Who Katie/Miriam Status Complete				
Development	Identify and list of potential immediate development opportunities & joint ARPA projects. Who Board, Mike S, Kevin Status Ongoing					
	Create a checklist to be used for all development projects Who Marsha Status Ongoing					

Policy Committee and Legislation Update

To: Regional Housing Alliance Board

From: Jessica Laitsch

Date: May 5, 2022

Attached is a summary of various bills related to housing issues that have been introduced in the Colorado General Assembly in the 2022 general session.

Housing Colorado Bill Tracker

Bill #	Title	Intro Date	House Sponsors	House Committee	Senate Committee	Senate Sponsors	Status	Description	Hearing Date	Position
HB22-1051	Mod Affordable Housing Tax Credit	1/13/2022	H. McKean (R), S. Bird (D)	Transportation and Local Government	Finance	R. Zenzinger (D), D. Hisey (R)	Introduced In Senate - Assigned to Finance (05/02/2022)	Concerning modification of the Colorado affordable housing tax credit, and, in connection therewith, extending the time during which the credit may be claimed and increasing the yearly amount of credits that can be allocated.		Support
HB22-1082	Establish Fair Housing Unit Department Of Law	1/19/2022	E. Hooton (D), J. Bacon (D)	Judiciary	Judiciary	J. Gonzales (D)	House Considered Senate Amendments - Result was to Concur - Repass (04/28/2022)	Concerning the enforcement of state housing laws by the department of law, and, in connection therewith, establishing a fair housing unit within the department of law.		Monitor
HB22-1083	Colorado Homeless Contribution Income Tax Credit	1/19/2022	K. Tipper (D), J. Rich (R)	Finance	Finance	F. Winter (D), C. Simpson (R)	House Considered Senate Amendments - Result was to Laid Over Daily (05/02/2022)	Concerning the creation of the Colorado homeless contribution income tax credit, and, in connection therewith, making an appropriation.	5/3/2022	Support
HB22-1102	Veterans And Military Status In Fair Housing	1/20/2022	T. Sullivan (D), D. Ortiz (D)	State, Civic, Military and Veterans Affairs	Judiciary	R. Gardner (R), N. Hinrichsen (D)	Governor Signed (04/04/2022)	Concerning protected classes in fair housing practices, and, in connection therewith, including a veteran or military status as a protected class.		Support
HB22-1117	Use Of Local Lodging Tax Revenue	1/21/2022	M. Catlin (R), D. Roberts (D)	Finance	Finance	D. Coram (R), K. Donovan (D)	Governor Signed (03/31/2022)	Concerning the use of revenue from a local tax on lodging.		Support
HB22-1127	Income Tax Deduction For Rent	1/21/2022	D. Woog (R)	Finance			House Committee on Finance Postpone Indefinitely (03/24/2022)	Concerning the creation of an income tax deduction for rent paid.		Monitor
HB22-1205	Senior Housing Income Tax Credit	2/8/2022	C. Kennedy (D), M. Weissman (D)	Finance	Finance	C. Hansen (D), J. Coleman (D)	Introduced In Senate - Assigned to Finance (04/28/2022)	Concerning the creation of an income tax credit to help income-qualified seniors afford housing, and, in connection therewith, making an appropriation.	5/4/2022	Monitor
HB22-1282	The Innovative Housing Incentive Program	3/7/2022	K. Mullica (D), M. Lynch (R)	Business Affairs and Labor	Business, Labor and Technology	J. Bridges (D), R. Woodward (R)	Senate Third Reading Passed - No Amendments (04/29/2022)	Concerning the creation of the innovative housing incentive program.		Support
HB22-1287	Protections For Mobile Home Park Residents	3/8/2022	E. Hooton (D), A. Boesenecker (D)	Transportation and Local Government	Finance	F. Winter (D)	Senate Committee on Finance Refer Amended to Appropriations (05/02/2022)	Concerning protections for mobile home park residents, and, in connection therewith, making an appropriation.		Monitor
HB22-1304	State Grants Investments Local Affordable Housing	3/16/2022	D. Roberts (D), M. Bradfield (R)	Transportation and Local Government	Local Government	J. Coleman (D), J. Gonzales (D)	Senate Committee on Appropriations Refer Amended to Senate Committee of the Whole (05/03/2022)	Concerning state grants for investments in affordable housing at the local level, and, in connection therewith, creating the local investments in transformational affordable housing grant program and the infrastructure and strong communities grant program to invest in infill infrastructure projects that support affordable housing, and making an appropriation.	5/3/2022	Support
HB22-1362	Building Greenhouse Gas Emissions	4/7/2022	A. Valdez (D), T. Burnett (D)	Energy and Environment	State, Veterans and Military Affairs	F. Winter (D), C. Hansen (D)	Introduced In Senate - Assigned to State, Veterans, & Military Affairs (05/02/2022)	Concerning the reduction of building greenhouse gas emissions, and, in connection therewith, requiring the Colorado energy office to identify for adoption three model codes, requiring local governments and certain state agencies to adopt and enforce codes that are consistent with two of the model codes, encouraging local governments and certain state agencies to adopt and enforce codes that are consistent with the third model code, creating the building electrification for public buildings grant program, creating the high-efficiency electric heating and appliances grant program, and establishing the clean air building investments fund.		Monitor
HB22-1377	Grant Program Providing Responses To Homelessness	4/18/2022	T. Exum Sr. (D), S. Woodrow (D)	Transportation and Local Government	Finance	J. Gonzales (D), C. Kolker (D)	Introduced In Senate - Assigned to Finance (05/02/2022)	Concerning the creation of the connecting Coloradans experiencing homelessness with services, recovery care, and housing supports grant program, and, in connection therewith, making an appropriation.		Monitor
HB22-1378	Denver-metro Regional Navigation Campus Grant	4/18/2022	T. Sullivan (D), I. Jodeh (D)	Transportation and Local Government	Transportation and Energy	C. Hansen (D), J. Coleman (D)	Introduced In Senate - Assigned to Transportation & Energy (04/29/2022)	Concerning the Denver-metropolitan regional navigation campus grant to address homelessness, and, in connection therewith, making an appropriation.	5/3/2022	Monitor

Housing Colorado Bill Tracker

HB22-1380	Critical Services For Low-income Households	4/18/2022	S. Gonzales-Gutierrez (D), R. Pelton (R)	Public and Behavioral Health & Human Services	Finance	D. Coram (R), J. Bridges (D)	Introduced In Senate - Assigned to Finance (04/28/2022)	Concerning creating comprehensive, statewide systems to provide improved access to critical program services that support low-income households, and, in connection therewith, making an appropriation.	5/4/2022	Monitor
HB22-1389	Financial Literacy Exchange Program	4/19/2022	L. Herod (D)	Business Affairs and Labor	Appropriations	N. Hinrichsen (D)	Introduced In Senate - Assigned to Appropriations (05/02/2022)	Concerning the creation of financial literacy and exchange program accounts, and, in connection therewith, making an appropriation.		Monitor
SB22-063	Property Ownership Fairness Act	1/18/2022	A. Pico (R)		State, Veterans and Military Affairs	L. Liston (R)	Senate Committee on State, Veterans, & Military Affairs Postpone	Concerning the "property ownership fairness act".		Monitor
SB22-146	Middle Income Access Program Expansion	3/7/2022	M. Catlin (R), M. Snyder (D)	Transportation and Local Government	Local Government	R. Zenzinger (D), D. Hisey (R)	House Third Reading Passed - No Amendments (04/29/2022)	Concerning the expansion of the Colorado housing and finance authority's middle income access program, and, in connection therewith, making an appropriation.		Support
SB22-159	Revolving Loan Fund Invest Affordable Housing	3/17/2022	P. Will (R), D. Ortiz (D)	Finance	Local Government	R. Zenzinger (D), J. Bridges (D)	House Committee on Appropriations Refer Unamended to House Committee of the Whole (05/03/2022)	Concerning the creation of a revolving loan fund within the division of housing in the department of local affairs to make investments in transformational affordable housing, and, in connection therewith, making an appropriation.	5/3/2022	Support
SB22-160	Loan Program Resident-owned Communities	3/17/2022	A. Boesenecker (D), M. Lindsay (D)	Transportation and Local Government	Local Government	J. Gonzales (D), N. Hinrichsen (D)	House Committee on Appropriations Refer Unamended to House Committee of the Whole (05/03/2022)	Concerning programs to preserve mobile home communities, and, in connection therewith, establishing a revolving loan and grant program to assist mobile home owners seeking to purchase their communities, and making an appropriation.	5/3/2022	Support
SB22-231	Programs To Develop Housing Support Services	4/26/2022	J. Amabile (D)		Judiciary	P. Lee (D)	Senate Committee on Judiciary Postpone Indefinitely (04/28/2022)	Concerning programs to build statewide capacity to access supportive housing services, and, in connection therewith, providing for programs focused on underserved communities with a preference for rural and frontier communities to serve people with behavioral, mental health, and substance use disorders who have contact with the justice system.		Monitor
SB22-232	Creation Of Colorado Workforce Housing Trust Authority	4/26/2022	L. Herod (D)		State, Veterans and Military Affairs	D. Moreno (D), J. Bridges (D)	Introduced In Senate - Assigned to State, Veterans, & Military Affairs (04/26/2022)	Concerning the provision of workforce housing through the creation of the Colorado workforce housing trust authority.	5/3/2022	Amend

SWCCOG 2022 Legislative Summary - State

Bill No	Short Title	Subject	Summary	Sponsors	Recent Action	Action Date	Position	Result	Staff Comments
HB22-1051	Mod Affordable Housing Tax Credit	Housing	Modification of the Colorado Affordable Housing Tax Credit, extending the time during which the credit may be claimed and increasing the yearly amount of credits that can be allocated.	Bird, McKean, Zenzinger, Hisey	Passed House, Assigned to Finance in Senate	2-May-2022			CML supports, CCI supports, Economic Development Council of Colorado (EDCC) supports, Housing Colorado supports
HB22-1083	Colorado Homeless Contribution Income Tax Credit	Housing	Repeals an existing income tax credit available to taxpayers who make contributions to enterprise zone administrators to promote temporary, emergency, or transitional housing programs for people experiencing homelessness and replaces that income tax credit with one that is available in the entire state.	Tipper, Rich, Winter	House consider Senate Amendments	2-May-2022			Housing Colorado supports
HB22-1242	Regulate Tiny Homes Manufacture Sale And Install	Housing	Concerning the regulation of structures that are manufactured at a location that is not at the site where the structure is occupied to include tiny homes	Kipp, Exum, Ginal, Hisey	Passed House, Senate Committee referred unamended to	2-May-2022			CML supports, CCI supports
HB22-1282	Innovative Housing Incentive Program	Housing	Creates the innovative housing incentive program within the office of economic development . A business located in Colorado that manufactures certain types of housing may apply for funding through the program.	Mullica, Lynch, Bridges, Woodward	Passed House, Senate Third Reading Passed	29-Apr-2022			CML supports, CCI supports, EDCC supports, Housing Colorado Supports
HB22-1287	Protections For Mobile Home Park Residents	Housing	Concerning protections for mobile home park residents.	Boesenecker, Hooton, Winter	Passed House, Senate Committee referred	2-May-2022			CML supports
HB22-1304	State Grants Investments Local Affordable Housing	Housing	Concerning state grants for investments in affordable housing at the local level	Roberts, Bradfield, Coleman, Gonzales	Senate Committee referred Amended to Senate Committee of the	3-May-2022			CML supports, CCI supports, Housing Colorado supports
HB22-1117	Use Of Local Lodging Tax Revenue	Tourism	Concerning the use of revenue from a local tax on lodging.	Roberts, Catlin, Coram, Donovan	Governor signed	31-Mar-2022		Passed	CCI supports, EDCC supports, Housing Colorado supports
SB22-072	Grants To Incentivize Home Use For Renters	Housing	Concerning the creation of a grant program to make grant awards to home owners who make residential space in their homes available for individuals seeking housing on a long-term rental basis.	Lundeen	Introduced	19-Jan-2022		Failed	

Section H – Member Updates
