**Pagosa Springs CDC**

**Meeting Minutes, June 10, 2020**

**In attendance:** Sherry Waner, Jodi Scarpa, Justin Ramsey, Ron Maez, Chris Smith, Jim Garrett, Mary Hunt, Laura Lewis-Marchino – Region 9, Mary Jo Coulehan - administration

**Absent:** Matt DeGuise

**Guests:** Mont McAllister, Chris Mannara, Nicole Holt – Archuleta Housing Corp, Lori Henricksen – Habitat for Humanity, Michael Whiting – Pagosa Housing Partners, Clifford Lucero, Sara Ward – Archuleta Housing Authority, Pam Moore – HomesFund

A quorum was determined and the meeting called to order via Zoom by president, Sherry Waner at 5:40 p.m.

Justin moved to accept the consent agenda; Jodi seconded. The consent agenda was accepted unanimously.

Appointed board seat opening: after a short explanation of the vacancy and a discussion, the board decided to table the discussion of the board seat opening until the next work session.

The board will need to meet for a work session to work on items including the strategic plan next steps, upcoming events, and other items of common interest. A date of Tuesday, June 30 was determined with the meeting being held at noon. Mary Jo will arrange the Zoom account, draft and agenda and send the calendar invitation to the board.

Mary Jo informed the board that she, the town and county and community members are interested in bringing back more attention to the Opportunity Zone programs. Mary Jo would like to host a virtual webinar with Region 9, OEDIT, and other speakers in July. She would like the CDC to host the event since it falls into the strategic plan of economic education. It would be directed to investors, developers, and real estate agents. Board told Mary Jo to go ahead with the plans.

**Region 9**

* Laura mentioned that the Pagosa satellite office is open again. Please make an appointment.
* Region 9 applied for EDA Recovery Act Funds. There is no match to this grant. She would like to use this money to hire an economic recovery coordinator for the CDC. It would be part time and looking to hire a part time person for another community as well. Wanted to know if the CDC supported the initiative. The board did. Laura will start working on the job description RFP criteria and an MOU between Region 9 and the CDC.
* Laura mentioned that there is a Recovery Webinar on June 22 at 10 a.m. She will send out the registration information.

**Administration**

* Mary Jo mentioned that there is also another economic webinar on Monday, June 15 hosted by the SBDC with consultants Rich Linblad and Jasper Welch.
* Sherry mentioned that she has been joining the weekly Economic Recovery Task Force. It will move to bi-weekly meetings. They will also be focusing on some economic development efforts. How do we fit into this plan? We should provide some bullet points on what CDC is doing; i.e. broadband, workforce, for the next meeting

**Archuleta Housing Corporation – Nicole Holt**

* The organization really needs 1 and 2 bedroom apartments.
* The renters pay 30% of their income and HUD pays the rest
* The Corporation was established in 1971. They also own the Archuleta Housing for the Elderly on 8th St next to Aspire. It was established in 1996.
* Sherry asked what can the CDC do for them. At this time, really nothing.
* Mary Jo asked what the waiting list capacity was: 14 for studio and 1 BR; 24 for 2 BR; 8 for 3 BR and 8 for 4 BR. The elderly unit has 4 on the waiting list.

**Archuleta County Housing Authority – Sara Ward, Clifford Lucero**

* This organization was established in 1978. They manage the Casa de los Arcos senior facility and it was built in 1982.
* There are 15 units at Casa with 8 on the wait list.
* They received a LIHTC grant in 2019 on the first application. This is very rare! The organization will be building 34 townhomes: there will be 10 -1 BR units, 22 – 2 BR units and 2 – 3 BR units.
* The Department of Human Services will also be located at that site. With costs coming in much higher than expected, the DHS office has been severely cut back in square footage unless some money can be found.
* Jodi asked how we could help. Clifford mentioned that everyone has been very supportive and please continue to be so.

**Habitat for Humanity – Lori Henricksen**

* Habitat is a national program and Pagosa has its own chapter.
* They offer several programs including home ownership and home repair for very low income seniors.
* They are providing home ownership for the “workforce” of Archuleta county. Since their inception, they have built 27 homes in 25 years, and have completed 29 home repairs. By these families now owning their home, they are freeing up desperately needed rental space.
* Land acquisition is the biggest challenge Habitat faces. If we hear of land opportunities, please contact them. It would also be great if we could find some land and the amenities closer to town as many of the homeowners are limited with transportation and schooling.
* Lori mentioned that Hickory Ridge apartments has 85 people on the rental waiting list!

**Pagosa Housing Partners – Michael Whiting**

* This group was formed to try and make an impact in moving affordable housing issues forward.
* They were responsible for completing the housing study and housing road map in 2018.
* They also started the Rental Connection program.
* Private investment is where CDC can help. Can we build on OZ parcels, could we start an Archuleta County OZ fund for housing?

**HomesFund – Pam Moore**

* HomesFund merged with the Regional Housing Alliance in 2008.
* They offer homebuyer education, counseling, mortgage assistance, a manufactured/mobile home loan program, and now administer deed restriction programs.
* They were offering homebuyer classes in Archuleta County (4-5 per year) prior to the COVID restrictions.
* Household incomes must be below 80% AMI.
* Asked for continued support including financial assistance to keep the programs going in Archuleta County.

Everyone really enjoyed getting information on all the housing issues. Housing is an top issue from the Chamber business survey. Both the Chamber and CDC are interested in seeing how we can create more housing options in Pagosa Springs.

With no further business, Chris moved to adjourn the meeting; Justin seconded. The meeting was adjourned at 7:29 p.m.

Respectfully submitted,

Mary Jo Coulehan

CDC Administration