



Directors Report to the Board of County Commissioners

for activities in February 2021

- Chaffee Housing Authority
 - February 18, 2021 @3:00 pm was the first meeting.
 - Plans for Board Development are underway, including the following:
 - DOLA, Christy Doon, Board Training
 - Housing Colorado, Elena Wilkins, Legislative Update
 - Gunnison Valley Regional Housing Authority, Jennifer Kermode, Q/A with a rural MJHA Director.
 - Panel discussion from current regional housing partners including UAACOG, Chaffee Housing Trust, and Habitat for Humanity.
 - Strategic Planning is scheduled to begin shortly after Board Development is complete.
 - A Housing Needs Assessment Update request for proposals is in draft form. The goal is for an update to be relevant to our rural community, for the consultant to provide us with source data as well as tools for measuring success, and for the mountain migration data to be included in the analysis. Likely, this initiative will not begin until late summer.
- Salida Housing Development Corporation
 - The 13 Permanent Supportive Housing units within Mesa Crossings are prioritized for families with children; an application has been submitted by the UAACOG to DOLA Division of Housing for rental vouchers that will subsidize the units. On February 22nd community partners who will be providing supportive services to families within those 13 units interviewed with DOH. This included the Department of Human Services, Public Health, and Solvista Health, as well as members of the SHDC Board of Directors and Cardinal Capital Management, the LITC developer.
- Health Disparities Grant Program
 - Upcoming Event: Special Districts, Ann Terry, Executive Director of the Special District Association of Colorado.

March 11, 3:15 pm; Zoom Meeting:

<https://us02web.zoom.us/j/83450546035?pwd=Q0pJQ1QvMGpCS1lDczZET0FpcWZNQT09>

Meeting ID: 834 5054 6035; Passcode: 668370

- GIS Evaluation
 - Argis Solutions has been selected as the consultant for the evaluation of our county's collective GIS use. Their proposal has been included as Appendix A to this report. This project will launch March 8th, and will concluded mid-April.
- “We Are Chaffee” Storytelling Initiative:
 - Dinner and A Movie!
 - On February 25, 2021 at 6:00pm, the Dinner and a Movie event drew 118 attendees, many of whom followed up afterward with emails of appreciation
 - One more Storytelling Workshop will be conducted, focusing on partners from We are Chaffee.
 - One more Dinner and a Movie event will be held, likely by We Are Chaffee.
- Developer’s Forum: The Planning Collaborative will convene a multi-sector development forum to inform the County’s land use code update with particular regard to the municipal growth areas and conservation subdivision design. The end goal is to ensure that Chaffee County remains "open" for business; improves upon our management of natural resources, views/rural landscapes, and sense of community; and manages equitable development within the municipal growth zones in a responsive and responsible way. A statement of work for this initiative has been included in this report as Appendix B.
- Upcoming Educational Events:
 - Reducing Regulatory Barriers to development
 - GIS training by Colorado Mountain College.
- Salida Planned Housing Development: “Jane’s Place”
 - A press release announcing the Jane’s Place project was released by the Chaffee County Community Foundation; the text is included as Appendix C.
 - Two public Zoom meetings are planned for community engagement and input. A letter sent to neighbors within 350 feet of the property inviting them to the meetings. A copy of the letter has been included in this report as Appendix D.
 - This effort continues to gain support from employers and community members, and is on OEDIT’s “short list” of shovel ready projects for the forthcoming recovery funding.
- Short Term Rentals: After Buena Vista Trustees discussed short term rentals, their impact on the community, and the potential for regulation, I prepared a proposed strategy for studying the issue. My recommendation will be for this evaluation and resulting recommendations to be conducted county-wide, across jurisdictions, so that our

community may have one unifying approach to short term rentals. The draft proposal is included in this report as Appendix E.

Community Partnerships

- Homeless Services: New locations for shelters. Men's shelter at the First Christian Church, in Salida from 8:30 p.m. to 8:30 a.m. Women's shelter is at the First Methodist Church in Salida, from 9:00 p.m. to 9:00 a.m.
- DOLA Division of Housing:
 - Funding distribution is being tracked by DOLA-DOH here:
<https://public.tableau.com/profile/connor.everson5568#!/vizhome/HousingReliefProgramsDashboard/ApplicationsRequests?publish=yes>
 - Chaffee County tenants and landlords submitted 56 applications requesting \$107,700 in housing stabilization funds between August 2020 and February 2021, and 25 applicants have received \$34,400. These numbers are comprised of the following:
 - Emergency Housing Assistance Program (EHAP), 12 applied for: \$38,600; one (1) applicant received \$2,100.00
 - Property Owners Preservation Program (POP), 44 applied for \$69,100; 24 received \$32,300.00
- Colorado Housing Finance Authority: I've been working with our Customer Relations manager to bring pilot rural programs to Chaffee County.
- Colorado Mountain Housing Coalition: As President of the Colorado Mountain Housing Coalition, I am working with the executive board to establish a series of Zoom workshops during 2021, in lieu of the CMHC Annual Meeting. The Board members hosted listening sessions throughout January to solicit input on workshop session topics.
 - Topics include the following:
 - Mountain Migration, CAST & NWCCOG Study
 - CHFA's CHIP Program
 - Inclusionary Housing Panel Discussion
 - Homeless Services in Rural Colorado

Appendix A: Argis Solutions Statement of Work

Appendix B: Developers Forum Statement of Work

Developers Forum: Land Use Code Update

As part of the Health Disparities Grant Program, the Planning Collaborative will convene a multi-sector development forum to inform the County's land use code update with particular regard to the municipal growth areas and conservation subdivision design. The end goal is to ensure that Chaffee County remains "open" for business; improves upon our management of natural resources, views/rural landscapes, and sense of community; and manages equitable development within the municipal growth zones in a responsive and responsible way.

The intent of this forum is to bring together the following sectors:

- planning and economic development professionals;
- commercial, industrial, and residential developers and builders;
- funders and financiers;
- and other key individuals or groups.

The forum will be a series of facilitated discussions about the following:

Session 1a and 1 b: What projects are in the pipeline and what barriers and/or issues with regard to development are hindering them or increasing their costs; What are the potential solutions?(residential, commercial, and industrial development); (1 or 2 hour session)

NOTE: Based on input from the Planning Collaborative, Session 1a will be focused on barriers to development in the Salida and Poncha Springs growth Zones Session 1b will be focused on barriers to development in the Buena Vista and Johnson Village growth zones.

Session 2: Conservation Subdivisions: This session will focus on conservation subdivisions and how Chaffee County might or might not codify this approach in their LUC (1 or 2 hour session)

Session 3: Planning Collaborative only: Refine the prioritization and informing the report which will be submitted to the County Planning Commission. (1 or 2 hour session)

Session 4: Facilitator with Planning Collaborative will identify funding streams or grant sources to address potential solutions, if applicable; AND identify specific land use code changes that will address the identified issues, which can be recommended for updating the Land Use Code.

Session 5: Presentation of final report to forum participants and planning collaborative for final approval. (1 hour session)

Session 6: Presentation to Chaffee County Planning Commissioners, during a regularly scheduled meeting. (less than 1 hour)

Each of these sessions would be led by a professional facilitator, would focus on identifying trends, issues, and/or barriers with regard to developing in the municipal growth zones, and would solicit possible solutions to those trends, issues, and/or barriers, and would evaluate an update to the LUC to include conservation subdivision design.

Planning Collaborative includes the following:

Wendell Pryor, Economic Development Corporation
Cindy Williams, Envision Chaffee County
Mark Doering, Buena Vista Planner
Jon Roorda, Chaffee County Planning Manager
Christie Barton, Chaffee County Planner
Brian Berger, Poncha Springs Administrator, et. al.
Bill Almquest, Salida City Planner



February 22nd, 2021

FOR IMMEDIATE RELEASE

CCCF & Chaffee Housing Authority Announce Jane's Place Property Development

Chaffee County, CO – The Chaffee County Community Foundation (CCCF), in a potential partnership with the Chaffee Housing Authority (CHA), announces a proposal to develop a half- acre site at the corner of Highway 291 and 3rd Street in Salida to serve local flexible housing and nonprofit needs. The development, currently being called “Jane’s Place,” in honor of the late Jane Whitmer, is proposed on property owned by Jane and her husband Ron Ferris. Jane was a life-long champion for the Salida community and recognized the need for flexible housing solutions and nonprofit hub; the original concept for parts of the development came from Jane herself before she passed in mid-2019. Seasonal employees, visiting professionals, entry-level wage earners, families and individuals in crisis, and Americorps volunteers serving local nonprofits are the primary target populations that Jane’s Place housing will serve.

Jane’s Place is envisioned as an innovative and one-of-a-kind development, combining multiple housing types together with service provision, nonprofit incubator and co-working center, and a social enterprise coffee shop. In addition to Jane’s original vision of housing for families, women, and children, the creativity and in-kind work of local architect Robert Grether has been formative to the creation of this concept. Together with the Chaffee County Office of Housing’s Director Becky Gray and CCCF Executive Director Joseph Teipel, this development has been in the planning stages since mid-2020.

Jane's Place proposes four buildings including 17 housing units, and 1,500 square feet of nonprofit and community development space on the site, currently zoned commercial C-1. In the proposed model, CCCF will purchase the site, own the land in perpetuity, and ground lease that land to CHA through a 99-year lease. CHA will then build, own, and manage the property as its first physical project since CHA's inception in late 2020. At its inaugural board meeting on February 18th, the CHA board of directors heard an overview of Jane's Place and gave a formal head nod to Director Becky Gray to pursue the concept. The CHA board will need to formally vote on developing, owning, and managing the project once the city zoning approvals have been issued.

The proposed development will require a Planned Development approval with variances for the number of housing units and parking. This process was kicked off on November 30th, 2020 in a joint work session between the Salida City Council and the Salida Planning Commission. Initial feedback was overwhelmingly positive from the elected and appointed officials. The project partners intend to submit a formal Planned Development application in time for consideration at the April 26th, 2021 Salida Planning Commission meeting.

In an effort to raise public support and awareness about the positive community impacts of Jane's Place on the Salida community, CCCF and CHA are hosting two virtual public meetings via Zoom on March 4th and March 18th, both starting at 5:30pm. Both meetings will offer residents, stakeholders, and others an opportunity to learn more about the project and ask questions. In addition, more information can be found at <https://www.housinghealthchaffee.org/advocacy-policy>. A public fundraising campaign will help to pay for the project, with more information forthcoming. For questions about supporting the project, please reach out to Joseph Teipel at joseph@chaffeecommunity.org.

Zoom information for both March 4th and March 18th meetings at 5:30 pm:

<https://us02web.zoom.us/j/85059180284?pwd=cmMwN1RXeGpJOG9GWVpGSDczZmt5QT09>

Meeting ID: 850 5918 0284

Passcode: 268621

One tap mobile:

+13462487799,,85059180284# US

Dial in from your phone only:

+1 346 248 7799 US

#

Appendix D: Dear Neighbor letter re: Jane's Place

February 26, 2021

Dear Salida Neighbor:

It is with great excitement that we are contacting you to inform you about a flexible, workforce-centered, housing development being planned within your neighborhood. The Chaffee County Community Foundation and the Chaffee Housing Authority are collaborating to create a planned development on the southwest corner of 3rd Street and Highway 291 in Salida. The development of this project is expected to greatly enhance both the use and the aesthetics of the space, which is currently an empty lot partially covered in asphalt.

Can you imagine the benefits of a vibrant and attractive mixed-use center of activity that serves diverse community needs? We invite you to learn more about the proposed project by visiting www.ChaffeeCommunity.org/JanesPlace.

The property is zoned C-1 Commercial, is part of the SH291 Overlay District, and is currently undeveloped. The proposed project includes four buildings containing 17 apartments, both one and two stories, containing studio, one-, and two-bedroom apartments, as well as a 1375 square foot flex-use space designed to support our non-profit community. The housing units have been designed specifically with Chaffee County workforce and other targeted community populations in mind and will be rented at affordable rates and with flexible lease terms. Its character is in keeping with the current zoning and use of the surrounding area, which currently contains a variety of commercial and residential properties.

Community support for this project is very important to us, and therefore we are reaching out to our future neighbors to invite you to one of two Zoom meetings, where we can provide you with an overview of the project, provide you with contact information should you have any questions or concerns, and ask for your input and support as we move through the approval process with the City Officials. These meetings are set for 5:30 – 6:30 pm on both March 4th, 2021 and March 18th, 2021. The Zoom link and call-in numbers are referenced at the end of this letter.

In the event you are unable to attend either of the Zoom meetings, our contact information is included below, and you are more than welcome to reach out with any questions. Alternatively, you can visit www.ChaffeeCommunity.org/JanesPlace for up-to-date information on the project.

We welcome and encourage your feedback, as neighborhood engagement and support is essential to a successful project.

Lastly, your support for this project would mean the world to us and to our community members who would benefit from the project in the future. It will demonstrate to City Officials that our community values workforce housing and the diversity that comes from inclusive communities.

We intend to bring the project before the Salida Planning Commission on April 26, 2021. We have included a draft letter of support, and encourage you to either sign your name to the draft offered - or write your own letter – and submit it to Bill Almquist, City of Salida Planner, at bill.almquist@cityofsalida.com.

Respectfully,

Joseph Teipel, Director

Chaffee County Community Foundation

719-204-5071

joseph@chaffeecommunity.org

Becky Gray, Director

Chaffee County Office of Housing

719-239-1398

bgray@chaffeecounty.org

Zoom information for both March 4th and March 18th information sessions

Join Zoom Meeting

<https://us02web.zoom.us/j/85059180284>

Meeting ID: 850 5918 0284

Passcode: 268621

One tap mobile:

+13462487799,,85059180284# US

Dial in from your phone only:

+1 346 248 7799 US, Passcode: 268621

Sample Letter of Support for the Planned Development at 3rd Street and Colorado Highway 291,
Salida

Mr. Almquist,

I am a Salida resident living at <<Your Address Here>>.

The cost of housing in Chaffee County has increased so rapidly and so much that many of our neighbors and friends, essential workers in our businesses, schools, and non-profits, and seasonal workers supporting our industries, are unable to afford to live here. I also know that workforce housing has been identified as one of the top priorities for our community.

It is exciting to see community-centered entities like Chaffee County Community Foundation and the Chaffee Housing Authority work collaboratively to address the issue of workforce housing. Their proposed planned development at the corner of 3rd Street and Colorado Highway 291 will provide much needed housing for current and future Chaffee County residents, offer our businesses secure housing as a tool for recruiting and retaining talent, and provide seasonal housing opportunities for employees of our important rafting, skiing, and public land management industries.

I am pleased to see this type of community-based development occurring in my neighborhood, and look forward to seeing the vibrancy and activity that this development will bring.

Sincerely,

<<Your Name>>

Appendix E: Short Term Rental Evaluation Strategy

Short Term Rental Evaluation Strategy

The Chaffee Housing Authority (CHA) is proposing a county-wide, inclusive, data-informed, community engagement strategy to evaluate the impact of Short Term Rentals (STR's) on the availability and affordability of Long Term Rentals (LTR's), as well as the financial impact of the lodging generated by STR's, and establishing a menu of policy approaches to mitigate or encourage the negative and positive impacts, respectively.

Work Group: CHA proposes the creation of a STR Work Group, which will gather data, conduct community outreach, explore best practices, and ultimately refine a list of potential policy approaches. This STR Work Group will be comprised, at a minimum, of at least one member of the CHA Board of Directors, at least two members of the STR community, at least two members of the traditional lodging community, as well as interested community members. The Director of Housing will facilitate the Work Group, provide data, best practices, and other requested information, and guide the discussions toward a productive goal.

Outcome: The outcome of this STR Work Group will be a written report documenting the data used to analyze the situation, a summary review of best practices in communities similar to ours, and a menu of potential policy actions for governing bodies of Buena Vista, Chaffee County, Poncha Springs, and Salida to consider. The report will provide an overview of the STR's and associated data in the county as a whole, as well as break out the data by each jurisdiction. This report will be provided to and presented to all governing bodies, and each jurisdiction can then evaluate the recommendations and adopt their own approaches to managing the impacts of STR's.

A desired outcome from the perspective of the CHA is one unified approach to managing the impacts of STR's county-wide, which will help balance the housing stock availability across jurisdictions; ultimately, however, each jurisdiction will be making their own policy decisions

Timeframe: This activity, upon approval of the CHA Board of Directors, would likely begin during Q3 2021, and be completed by the end of Q4 2021.

Cost: The cost of convening and facilitating this STR Work Group is included in the financial contributions that each jurisdiction makes to the Chaffee Housing Authority.

Data: Evaluative data for this effort will include, but not be limited to, the following:

Data	Source	Purpose
Ownership addresses for every parcel in Chaffee County	Chaffee County Assessors Database	Establish the estimated number of in-county property owners Establish the estimated number of out-of-county property owners
Number of licensed STR's	Each jurisdiction	Establish the percentage of the housing stock that is dedicated to STR's
Workforce Data	Workforce Center of Colorado	Establish the number of households working in Chaffee County, and their income level
Housing and Economic Data	US Census American Community Survey	Establish the number of housing units, households, average household size, and income levels.
Property tax revenue	County Assessors	Establish the property tax revenue received from Commercial lodgers Establish the property tax revenue received from STR properties
For Sale Home prices	Central Colorado Realtor Association	Establish the trends of price increase of for sale properties.
Building Permit Data	County Building Department	Establish the rate at which new housing units are being added to the county-wide housing stock.

