



CHAFFEE HOUSING
— AUTHORITY —

Chaffee Housing Authority

Salida City Council Update

February 5, 2024

CHA's 2023-2024 Strategic Initiatives

- 1. Partner-Driven Development**
- 2. Education & Advocacy**
- 3. Impactful Programming**
- 4. Sustainable Funding**

Partner-Driven Development



Jane's Place

- In 2023, the Housing Authority secured Diesslin Structures Inc (DSI) as the general contractor for the Project and completed construction of Phase 1 of construction.
- Throughout 2023, CHA worked hard in partnership with the Chaffee County Community Foundation to continue fundraising for Jane's Place to bring the project closer to fully funded status.
- In 2024, construction on Phase 2 will begin on Jane's Place as soon as CHA has received the gap funding from the State of Colorado, the financing for the project has closed with High Country Bank, and the general contractor mobilizes on the site.

Partner-Driven Development

Carbonate Street

- In July 2023, CHA entered into a special limited partnership (SLP) with Fading West. Fading West is developing Carbonate Street, a 60 unit deed restricted development serving workforce renters earning between 80% and 120% area median income.
- The SLP eliminates Fading West's sales and property taxes, helping to keep rents at Carbonate Street lower.
- Fading West is constructing the project and will manage the property, and CHA will verify tenant eligibility.
- The groundbreaking ceremony is scheduled the week of March 12, 2024 with units projected to be open in November and December of 2024.



Partner-Driven Development

Other Potential Partnerships

In partnership with Chaffee Housing Trust (CHT) and master developer Stackhaus LLC, CHA applied for a \$1,200,000 Prop 123 Land Banking grant to acquire two acres of the Alpine West development.

- Alpine West is a mixed income planned development on 2.4 acres in Chaffee County adjacent to the Town of Buena Vista with entitlements for up to 6 affordable homeownership units and 75 affordable, deed-restricted rental apartment units.

CHA is also working to partner with another development called The Crossing in Buena Vista, a three-phase mixed-income mixed-use infill development project

- Phase I will likely include 30 deed-restricted rental apartment units at 80-100% AMI.
- CHA is in discussions with the developer, Paul Andrews, to purchase the rental apartments upon completion.

CHA is also in preliminary talks with the developer for The Flour Mill development that will bring 20 deed-restricted apartment units and 15 deed-restricted condos to Salida.

Education & Advocacy

Housing Solutions Coalition



- The Coalition joined together to elevate the message that the time is now to find housing solutions, believing that we can make our community a place where all members can thrive by working together.
- Big wins for the Coalition in 2023:
 - Successfully advocated before the Salida City Council who voted to increase the number of deed-restricted affordable housing units from 250 to 400 at the South Ark Neighborhood.
 - Successfully advocated before the Salida Planning and Zoning Commission and the Salida City Council who both voted to approve the Flour Mill development project to add 69 units of affordable housing to Salida.

Impactful Programming

Continuum of Care

- The Chaffee County Continuum of Care (CoC) was created in 2022, bringing together community organizations across the county that serve both homeless and housing insecure members of the community.
- Data Summary
 - 114 total community members served
 - 25% served were housing insecure
 - 75% served were unhoused
 - Of those unhoused members served:
 - 51% single
 - 16% families
 - 31% families with children
 - 2% youth
 - 39% community members are still active
 - 12% community members housed on own
 - 10% community members housed via CoC

Impactful Programming

Continuum of Care - A Success Story

- Amy Brigham, a local resident in Chaffee County since 2007, has been mostly homeless for the last eight years. She had a big van until it needed repairs, which she couldn't afford, so she traded it for a smaller van. When she got in an accident and it was totaled, she started camping-by herself, noting, "It was very scary sometimes."
- While homeless for 32 months straight, she still worked full-time; but it was never enough to secure stable and affordable housing. After connecting with the local Continuum of Care and its many organizational partners, she was awarded a CoC Housing Voucher in 2023, and finally housed in January 2024. But the toughest part involved all the hurdles to getting the voucher.
- *"I wouldn't have been able to get all the paperwork filled out and signed and gotten to the right place, without help from so many people, [including individuals from DHS, Chaffee Housing Authority, and Chaffee Hospitality Inc.]. Having people who know where to look for a place and how to apply was the most helpful thing."*
- Amy's dream house is a tiny home with a bed that folds down from the wall or converts to a couch, a tiny kitchen, and $\frac{3}{4}$ bath.

Funding



Sustainable Funding Source

- The partnership I'm most proud of is engaging a strong group of powerful community members and business leaders to help CHA identify a sustainable funding source.
 - Grateful for people like Jed Selby, Rob Gartzman, BV Trustee Peter Hylton-Hinga, Amy Eckstein, Jake Rishavy, Salty Riggs, among others, who are at the table with us working together to help the CHA succeed in a possible 2024 ballot measure.
- As part of that process, CHA researched and put together a 10-year funding plan for how CHA would spend those funds if a measure does pass.
 - The 10-year plan outlines strategies for leveraging the funds to construct or partner to develop 250 rental units over 10 years.
 - Strategies include land banking, adaptive reuse, ADU incentives, public private partnership subsidies, CHA's development of units, and preservation of existing units through a buy-down deed restriction program.
 - The funds would also be used to create a down payment assistance program.

Funding

Sustainable Funding Source

- The survey is live. We want your feedback so please take the survey - a link can be found on CHA's website - www.chaffeehousingauthority.org or you can use the QR code below



- We are ready, willing and able to lead the community to identify solutions to solve the housing crisis in Chaffee County.
- But we can't do it alone. Ultimately we need and we welcome your involvement, feedback and your support in 2024.