



Directors Report to the Board of County Commissioners

for activities in March 2021

- Chaffee Housing Authority
 - Executive Board officers have been elected, and include the following:
 - Craig Nielson, President
 - Joseph Teipel, Vice President
 - Patrick Post, Treasurer
 - Janie Hayes, Secretary
 - Committees have been formed, including the following:
 - Organizational Structure
 - Education and Outreach
 - Strategic Planning and Housing Needs Assessment Update are two major activities that will take place this year.
 - Poised to move offices within the Touber Building from suite 225 to suite 209.
- Salida Housing Development Corporation
 - Director Gray and members of Cardinal Capital Management meet with the Colorado Housing Finance Authority tax credit allocation panel on April 28th to present the project and answer questions.
 - Questions from the reviewers continued to demonstrate the need to formalize Chaffee County's own Continuum of Care as well as increase participation in the Balance of State Regional Continuum of Care.
- Health Disparities Grant Program
 - FY 20 – 21:
 - Recent Event:
 - GIS Evaluation :
 - “We Are Chaffee” Storytelling Initiative:
 - May 12th, 6:30 – 7:30 pm: Dinner & A Movie
 - May 6th: Developer's Forum facilitated by Root Policy research
 - Upcoming Educational Events:
 - GIS training by Colorado Mountain College;
 - FY 22-25: Application Due May 11th, 2021
 - FY 22: January 1, 2022 – June 30, 2022 = \$200,000
 - FY 23: July 1, 2022 – June 30, 2023 = \$400,000
 - FY 24: July 1, 2023 – June 30, 2024 = \$400,000

- FY 25: July 1, 2024 – December 31, 2024 = \$200,000
- Activities include the following:
 - We Are Chaffee
 - Stories to support equitable policies and equitable access to systems;
 - Partnership with Colorado Mountain College and area libraries;
 - Chaffee Housign Authority
 - Establish a local Continuum of Care;
 - Participate in Regional Continuum of Care;
 - Create Jane’s Place operating culture and documents;
 - Provide Housing Navigation.
 - Housing Education
- Salida Planned Housing Development: “Jane’s Place”
 - On April 26th the City of Salida Planning Commission approved the project with 9 recommendations to the City Council.
 - Next meeting is a Public Hearing at Salida City Council is June 1st, 2021
 - The project was awarded technical assistance through the Colorado Housing Finance Authority’s SHIP (Small-scale Housing Innovative Project).
 - T/A is being provided by the Rural Communities Assistance Council (RCAC), and will include support in creating the ownership structure of the project, financial modeling for the project, as well as identifying potential gap funding.
 - Over \$300,000 has already been pledged to or collected by the Chaffee County Community Foundation, from private donors, to support Jane’s Place.
 - For more information:
 - <https://www.housinghealthchaffee.org/janesplace>
 - <https://www.chaffeecommunity.org/janesplace>
- Rental Deposit Guarantee Program:
 - All documents associated with this program are being translated into Spanish, and a translator has been secured for ad hoc translation services, when the need arises.
 - Revising program to include the following:
 - Income Eligibility up to 120% AMI (\$61,800 for a single person)
 - Guarantee Deposit up to \$2,000
 - Guarantee only lasts through the term of the initial lease.
 - A report of the program outcomes and financial details is included as an attachment to this monthly report of activities.

- Senior Housing:
- Supportive Housing Activities:
 - Sober Living environments: A small, informal committee has formed to evaluate how a sober living home might be established in Chaffee County. We have reviewed the Oxford House model, and are poised to review the Grit Grounds model. Partners include Fading West, Public Health, Chaffee Hospitality, Inc., and the judicial system.
- Additional Staffing:
 - Housing Support Specialist; two applicants.
- Private Activity Bonds
 - Chaffee County's 2021 PAB Allocation issuing authority is \$1,128,355
 - Either issues the bonds ourselves or transfer our issuing authority to another entity. The BOCC has until late summer to either issue the bonds or identify the transfer entity. The past two years the BOCC has transferred that issuing authority to CHFA.
 - Waiting to learn if Mesa Crossings LTC project is awarded
 - If it is, I'll recommend another project in a neighboring community or a community within the Colorado Mountain Housing Coalition to aim the bonds to
 - If it is not, I'll work with the developer to see if a 4% tax credit allocation would work for Mesa Crossings, and if so, recommend the bonds be allocated to that project.

Community Partnerships

- Homeless Services:
 - Working with representatives from Chaffee Hospitality, Inc., Fading West, judicial services, and others to evaluate the creation of a sober living environment.
- DOLA Division of Housing:
- Colorado Mountain Housing Coalition:
 - Virtual Conference through the summer including the following topics:
 - May 13th, 3:00 – 4:00 pm: CHFA's SHIP Program
 - Inclusionary Housing Panel Discussion
 - Homeless Services in Rural Colorado
- DHS Nurturing Parenting Program: I presented an update on housing activities to the current class of parents.
- METAB: I serve on the METAB Board, and we have been working to make the application more clear as well as adopt a mini-grant application process.

Professional Development

Upcoming: May 11th: CHFA Privat Activity Bond training

Attachment A: Rental Deposit Guarantee Report

RDGP Funding		Notes	
Funding Available:	\$ 34,435.00	Funding \$ 5,565.00 Allocated:	Total Funding: \$ 40,000.00 initial grant from El Pomar
Financial Summary			
Mean Amount Guaranteed: \$ 766.92	Total \$ 9,970.00 Guaranteed:	Total Amount Repaid: \$ 6,125.00	Default Rate: 0.230769231
Demographic Summary			
Total Households Guaranteed: 13	Average 2.3 Household:	Income Ranges: see chart →	Prior Homes: see chart →

