



October 18, 2023

Dear Planning Commission, City Council, Mayor and City Staff:

I am writing to express enthusiastic support for Rob Gartzman's Flour Mill development project.

The Flour Mill very much aligns to the housing needs identified in the Chaffee Housing Authority's 2022 Housing Needs Assessment, indicating a requirement of over 1100 units of housing by 2027 in Chaffee County and counting. According to the Needs Assessment, Salida will need a minimum of 260 rental units at or below 120% AMI and 140 ownership units at or below 120% AMI.

Therefore, the Flour Mill will go a long way to provide housing units to serve Salida workers, including 60 units priced at 100% AMI and nine units priced at 120% AMI. Additionally, the fact that 50% of the units will be deed restricted is also very exciting as this structure will preserve this new housing supply for years to come.

The Flour Mill development is a great example of a project that will help address our housing issues. We need more developments like this and to find ways to help the developers who are committed to affordability and our local workforce. This can be done by making their application process as easy as possible, helping to find solutions to the developments that benefit our community the most, and working to find ways to reduce their costs, so it can be more affordable for our community workforce.

I look forward to this project being constructed to serve as part of the solution to the housing crisis in Chaffee County and hope this letter of support will inform your consideration of the Flour Mill's application.

Sincerely,
Ashley Kappel
Executive Director
Chaffee Housing Authority