

From: [T.W. Winston](#)
To: [Kristi Jefferson](#)
Subject: Affordable housing Flour Mill Development
Date: Friday, October 13, 2023 1:19:48 PM

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Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need 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 work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will

have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of

the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing.

My wife and I own the High Side Bar and Grill. In the summer we have up to 45 employee's. In the winter around 28. If we do not address this problem, restaurants as well as other businesses will go away. Which means so will big chunks of sales tax which is vital for the city.

Thank you and Best regards,

T.W. aka Chief Winston

High Side Bar and Grill

9704810303



Chaffee County Public Health

448 East 1st Street · Suite 137 · Salida, CO · Phone 719-539-4510 · Fax 719-539-7197

October 19, 2023

Salida City Council
448 E. 1st Street
Salida, CO 81201

Re: Workforce Housing

Dear City Council Members,

Having safe, consistent, and affordable housing is a critical social determinant of health and is a key factor in achieving optimal health and wellness. Chaffee County Public Health (CCPH) has been working on housing issues for the past decade, linking the need for housing and how it impacts our health, and was a founding member of the county's Housing Policy Advisory Committee and also helped nurture the county's Office of Housing which is now the Chaffee Housing Authority. Through a shared grant from the Colorado Department of Public Health and Environment's Office of Health Equity, CCPH has been a partner in the affordable housing landscape for several years, bringing training, education, assessment, and awareness to Chaffee County. While the housing environment in Chaffee County is complex to say the least, with strong feelings from all sides of the equation, CCPH is in favor of creative, innovative, safe, long-term, affordable workforce housing options. CCPH is aware of several housing projects that would elevate the ability for members of the current local workforce to secure a stable roof over their heads, and I would hope that these efforts are met with support assuming that they are in alignment with our municipal codes.

Sincerely,

Andrea Carlstrom, Director
Chaffee County Public Health

From: [Craig Nielson](#)
To: [Kristi Jefferson](#)
Cc: [Rob Gartzman](#)
Subject: Support for the Flour Mill Affordable Housing Project
Date: Thursday, October 19, 2023 9:26:28 AM

You don't often get email from craig.nielson@chaffeehousingauthority.org. [Learn why this is important](#)

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

I am reaching out today to show support for the Flour Mill Development.

Affordable workforce housing is essential to the long-term health of our community and local businesses.

It has been a major topic of discussion for many years and has been at the forefront of many political discussions.

As the volunteer Chair of the Chaffee Housing Authority since 2021, I know first hand how important it is to support developers who are committed to helping solve the housing crisis. The very cornerstone of the CHA development initiative is to partner with committed developers to this end by offering tax relief in exchange for deed restricted rental units.

The Flour Mill development is a great example of what we need in this community to help address our housing crisis.

We need more developments like this, and we look forward to continuing to partner with developers who are committed to affordability for our local workforce.

Having worked with Rob directly on affordable housing issues, I've been impressed with his commitment to the cause as well as his knowledge of the local workforce as a business owner.

I find him to be a person of high integrity and he has always employed a balanced and knowledgeable approach to the discussions we have had at the CHA.

I look forward to seeing his project proceed through the City of Salida entitlement process.

Sincerely,

CRAIG NIELSON

Board Chair
Chaffee Housing Authority
719.221.2200

craig.nielson@chaffeehousingauthority.org
www.chaffeehousingauthority.org



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

October 20, 2023

Eric Warner

9707 CR 163

Salida, CO 81201

RE: The Flour Mill

Dear Planning Commissioners:

Please approve the Flour Mill Project. I understand that some of the details of the plan might have to be tweaked slightly to conform to certain code requirements, but the height, density and setback variances the developer are asking for are critical for the project to be economically viable. At best I see this being a break even proposition for the developer, and if the number of units are cut for some reason it may not be feasible.

I understand the concerns of some of the neighbors adjacent to the Flour Mill about allowing the variances, but IF this plan is NOT approved then the developer will likely build luxury housing on the lot ANYWAY. The point is, the neighbors are already seeing developments surround them, with increases in traffic, noise, etc. The difference between traffic/density on what the developer's use by right plans could entail and what the Flour Mill is proposing aren't that significant in the grand scheme of things. Most importantly, this is a once in a generation opportunity where developer benevolence meets a dire housing need. This is a win-win situation if ever there was, and the massive benefit for the community far outweighs the impact to adjacent neighbors. In fact, this will probably raise their property values.

Thank you,

Eric Warner

From: [Jonathan Fast - jfast.s00921](mailto:jfast.s00921)
To: [Kristi Jefferson](#)
Subject: Housing
Date: Tuesday, October 31, 2023 12:04:43 PM

You don't often get email from jfast.s00921.us@wal-mart.com. [Learn why this is important](#)

Hi Kristi-

Speaking personally & not from an official Walmart position, I do see the need to provide more affordable housing in the area.

Feel free to call my personal cell if you have any questions or want to discuss.

Thank you,

Jonathan Fast

719.429.0248 cell

Store Manager # **921**

7865 W US Hwy 50

Salida, CO 81201

719.539.3566

719.539.8625 Fax

October 20, 2023

Kristin Homer
9707 County Road 163
Salida, CO 81201

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

I'm writing to urge you to approve the Flour Mill housing project and to do everything in your power to ensure it moves forward. This well-conceived project is exactly what we need in Salida—apartments close to downtown, condos and single-family homes, with affordable rents and deed restricted opportunities for purchase. Our workforce is the heart of this town. They keep our independent businesses running, allow new businesses to grow, teach our kids, treat our medical conditions, and make Salida the best place to live in Colorado. Approving this plan will allow people to keep their businesses staffed and running, will allow workers to put down roots and raise their families here, and is a tangible expression of our commitment to the future of this community.

Sincerely,

Kristin Homer

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need 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 work to find ways to reduce their costs, so it can be more affordable for our community workforce.

Apart from Jane's Place, Salida has never been presented with a housing development that will have 100% inclusionary housing pricing, and at least 50% deed restricted units. Despite some of the drawbacks, this development is a perfect example of what we need in Salida, and we want to see it move forward to development and expect that our elected and appointed officials will help make that happen, as most of you ran on a platform that you were committed to affordable housing. Thank you.

Sincerely,

Mike Franco

Collegiate Peaks Collective LLC

303-552-6925

From: [Lynch, Ryan](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill - Support for Workforce Housing
Date: Friday, October 13, 2023 2:01:44 PM
Attachments: [image001.png](#)

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Hi Kristi!

I am a friend of Rob and Sarah Gartzman and have helped them with insurance over the years. I think what they are doing with The Flour Mill proposal is something overly needed in Salida and Chaffee County. This a great opportunity to show the working residents with a housing need that community truly cares for and values them. It also sets a great example for the surrounding communities and could be used as a thumb print for a workforce housing crisis that is effecting so many areas in Colorado and nationwide. I look forward to attending one or both of the Planning Commission meetings on 10/23 and 12/5. Thank you for documenting my opinion on the matter. I am excited to see this project directly help Salida and Chaffee county!



Ryan Lynch | AMERICAN FAMILY INSURANCE
Agent/Owner
344 Oak St | Salida, CO 81201
Office: (719) 539-6800

[website](#) | [quote](#)



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American Standard Insurance Company of Wisconsin | Home Office - 6000 American Parkway Madison, WI 53783

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From: [Richard Mancuso](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill Development Support
Date: Friday, October 13, 2023 2:44:38 PM

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Good afternoon Kristi,

I am writing to show my support of the Gartzman's and their Flour Mill Development.

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation. The Flour Mill development is a great example of what we need in this community to help address our housing issues. We need more developments like this, and we need 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 work to find ways to reduce their costs, so it can be more affordable for our community workforce.

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Thank you.

Sincerely,

Rich Mancuso

From: [Wayles Martin](#)
To: [Kristi Jefferson](#)
Subject: Flour Mill Development
Date: Monday, October 23, 2023 3:25:22 PM

[You don't often get email from waylesmartin@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Planning Commission, City Council, the Mayor, and city staff,

I am reaching out today to show support for the Flour Mill Development. Workforce housing is essential to our community and local businesses and organizations. It has been a major topic of discussion for many years and is always at the forefront of every political conversation.

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Sincerely,

Wayles Martin