



CHAFFEE HOUSING
— AUTHORITY —

CHAFFEE HOUSING AUTHORITY

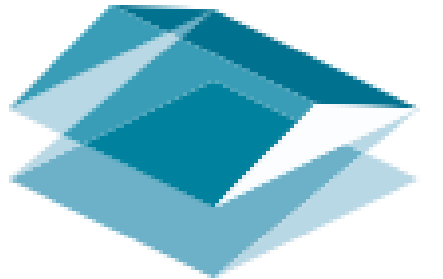
House Party!

**SURVEY QR CODE – PLEASE SCAN WITH
YOUR SMART PHONE CAMERA**



THANK YOU SPONSORS!!!

GOLD
LEVEL



chfa®

BRONZE
LEVEL

ARCHWAY
COMMUNITIES

CHAFFEE
COUNTY
EDC

A stylized purple mountain range logo.

COLLEGIATE
PEAKS BANK
Division of Glacier Bank



High Country
BANK

COMMUNITY PARTNERS

These community partners are set up around the room, go by and find out the great work they are doing!



A Commitment to Community



THE ALLIANCE



COMMUNITY PARTNERS

And a deep appreciation
to ALL the great
community partners
increasing access to
affordable housing and
housing resources and
supports.



Chaffee County
Hospitality Inc.



Center FOR
Independence





Beck Ceron with **Salida Sober Bar**



Big Meadow
Organically Grown Americana

MOCKTAILS & MUSIC



No one organization can solve our local housing crisis. Meeting it head on will take all of us: government, the private sector, community groups, and individuals.

But we believe it can be done.

WILLIFORD, LLC

land use & affordable housing

URBANrural
— c o n t i n u u m —



HOUSING NEEDS ASSESSMENT DATA UPDATE

Chaffee County
July 2022

Finding a
place to
rent is
extremely
difficult.

Average rents have
increased by:

43%

Vacancy is
below:

5%

79%

*...of rentals are marketed
using word of mouth.*

The average home price increase between
2020 and summer of 2022 was...

41%

The homeownership market
is out of reach for 91% of
Chaffee County households.



**1,105 housing units need to
be constructed before 2027,
49% of which should be affordable to
households earning under 80% AMI.**

NEW HOUSING NEEDED BY 2027

435

CATCH Up Need: # housing units needed today, adjusted for pending development

670

KEEP Up Need: # housing units needed through 2027 to address job growth and retirements

1,105

TOTAL NEED

CHAFFEE COUNTY HOUSING NEED

OWNERSHIP VS. RENTAL

Current
Conditions

78% Own

22% Rent

Focusing on Rentals, we
will need through 2027...

42% Own

58% Rent

HOUSING COSTS AND AVERAGE WAGES ARE NOT ALIGNED.

In 2022...

Average wage in Chaffee County:

\$45,000

Average price of Single-Family Home:

\$688,565

Income needed to afford For-sale SFH:

\$115,200

HOUSING COSTS AND AVERAGE WAGES ARE NOT ALIGNED.

In 2022...

Average Rent:

\$2,000

Income needed to afford avg rent:

\$80,000

RENTAL UNITS NEEDED THROUGH 2027

FOR EXAMPLE...

At 80% Area Median Income (AMI) and lower, about 380 (or over 60%) new rentals are needed at prices below \$1,300 rent per month.

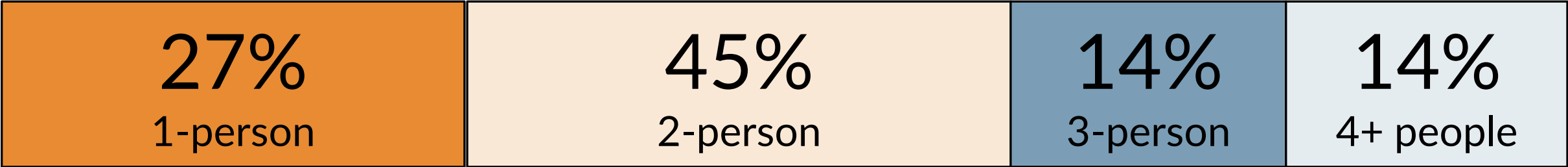
Data shows a mismatch between the current # of bedrooms available in homes and household size.

Bedroom Distribution

BUENA VISTA



Household Distribution



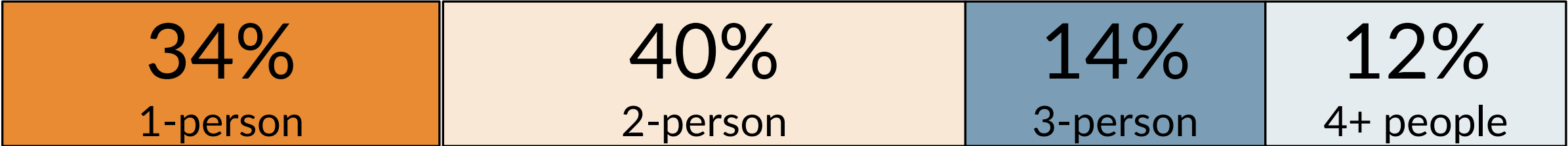
Data shows a mismatch between the current # of bedrooms available in homes and household size.

Bedroom Distribution

SALIDA



Household Distribution



2022 CHAFFEE COUNTY HOUSING NEEDS ASSESSMENT UPDATE

There is a clear need for more studio, 1-bedroom and 2-bedroom units across municipalities in Chaffee County.



AFFORDABLE HOUSING INITIATIVES...

in Salida

- Jane's Place
- Salida Ridge Apts.
- Riverbend Apts.
- M St. and 3rd St.



AFFORDABLE HOUSING INITIATIVES...

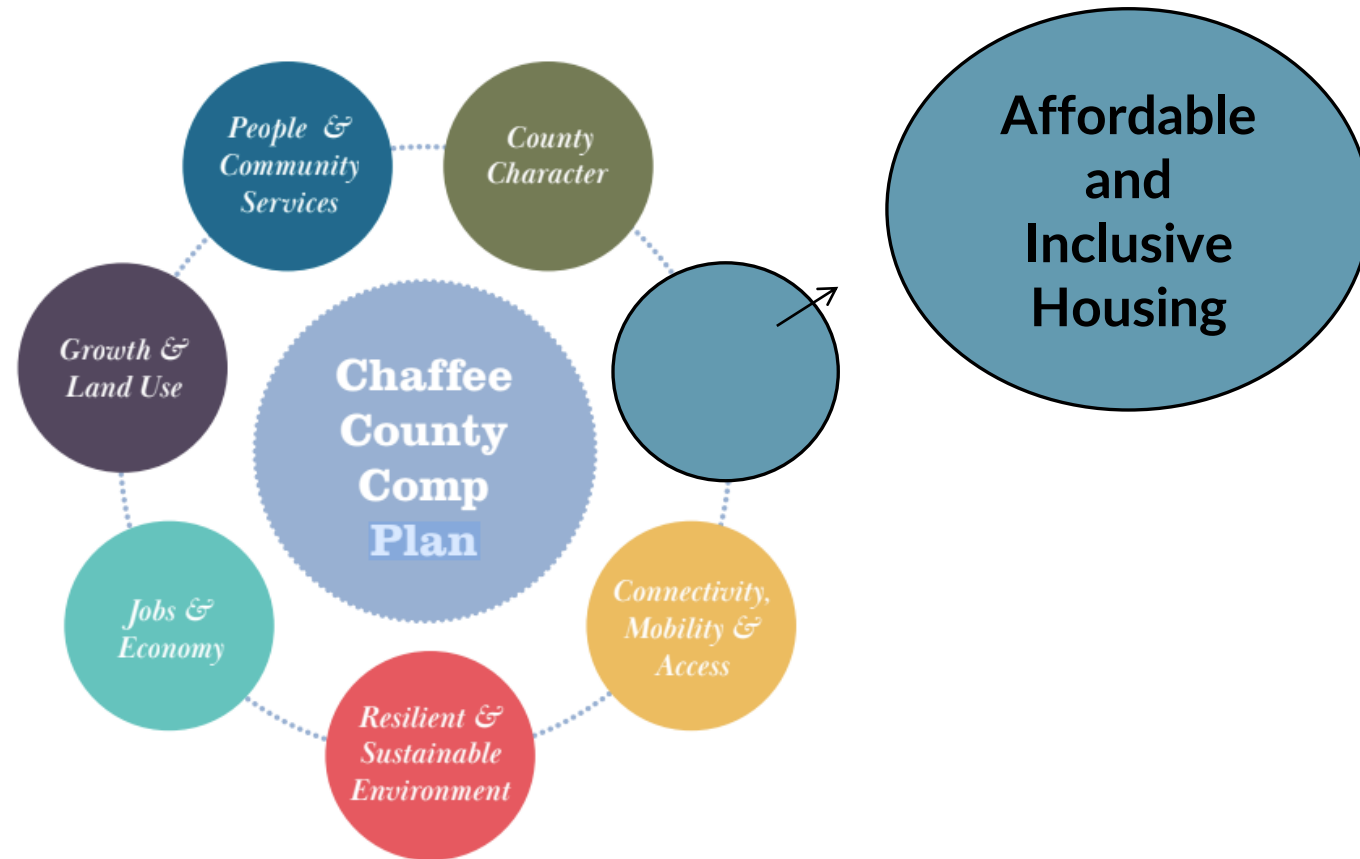
in Buena Vista



- The Farm
- Carbonate St.
- Collegiate Commons Apts.

LAND USE CODE UPDATES

- Chaffee County Comprehensive Plan and Land Use Code Update (underway)
- Salida Land Use Code Update (underway)
- Inclusionary Zoning in Salida (existing)
- Buena Vista Code Audit –specific to making the approvals process better for community housing (underway)



Chaffee Housing Authority FOUR-POINT STRATEGIC PLAN

1 Change government policies to make affordable housing more attainable for renters and homeowners.

Chaffee Housing Authority

FOUR-POINT STRATEGIC PLAN

2 Build significantly more housing units, especially rentals, to meet the needs of local workers, seniors and families.

Chaffee Housing Authority

FOUR-POINT STRATEGIC PLAN

- 3 Establish and support local programs**
 - rental assistance, homeless prevention, and rapid re-housing – for community members facing housing insecurities.

Chaffee Housing Authority

FOUR-POINT STRATEGIC PLAN

4 Build a sustainable organization
with the mandate, expertise, and
financing to address affordable
housing.

CHAFFEE HOUSING AUTHORITY

For more detailed information on
our Four-point Strategic Plan, visit
ChaffeeHousingAuthority.org.





Chaffee Community Clinic

- Learn about recovery for substance use and access to medications
- Sterile syringes to protect from infectious disease, safe disposal
- Dental screenings and assistance in getting a cleaning
- Narcan doses and fentanyl testing strips
- Free screening for HIV, Hepatitis C, syphilis, gonorrhea, or chlamydia
- Vaccinations
- Help navigating the healthcare system, keeping appointments and finding transportation
- Help getting enrolled in Medicaid or another insurance
- Help connecting with housing or behavioral health

A program of Chaffee County Public Health providing FREE basic medical, dental, and harm-reduction services.

**NO ID required.
No appointment
necessary.**



Chaffee Community Clinic

Mondays
Methodist Church
228 East 4th Street, Salida
12:00 - 4:00 p.m.



Tuesdays
Community Center
715 East Main St., Buena Vista
1:00 - 4:00 p.m.

No emergency care provided

Not a doctor's office



AGE
STRONG
CHAFFEE

AGE STRONG CHAFFEE

A Coalition of concerned community members making our community an “*Easier Place to Age in Place.*”

We focus on:

Housing

Aging Well
Program

Transportation

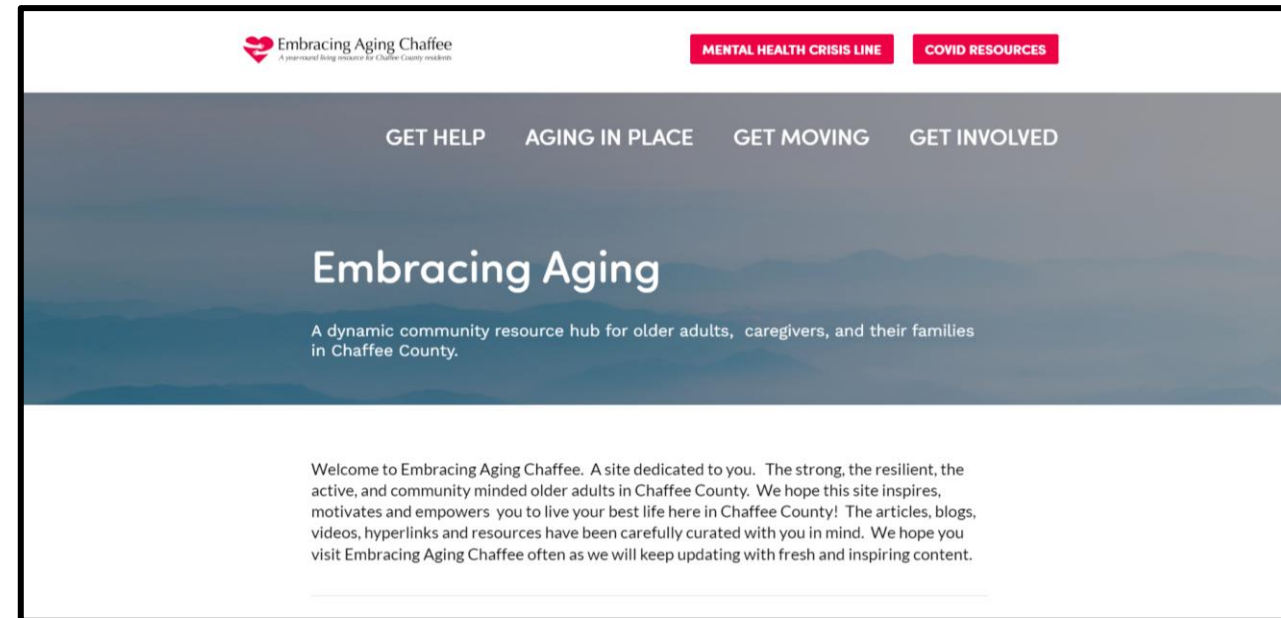


AGE
STRONG
CHAFFEE

AGE STRONG CHAFFEE

- A site dedicated to older adults, professionals and families with articles, blogs, videos, hyperlinks and resources throughout Chaffee County.
- **Keep checking back for fresh and inspiring content!**

embracingagingchaffee.com





CHAFFEE HOME SHARE

Assisting older adults to remain as independent as possible, for as long as possible.

Home Owners -- generates income for older adult home owners.

Home Seekers -- provides a new source of affordable housing for home seekers.



CHAFFEE HOME SHARE



A person offers a private bedroom and shared common space in exchange for rent, help around the home, or a combination of the two.

No two home sharing arrangements are alike. Each is tailored to the unique needs and interests of the people involved.



ARK VALLEY HELPING HANDS

AVHH is now managed by Chaffee County Public Health and provides older adults living on their own with volunteer support to help them stay connected with their community and stay in their homes longer.

26.1% of the Chaffee County population is aged 65 and older.

SERVICES INCLUDE:

Appointments

Grocery shopping

Prescription pick-up

Light cleaning

Errands

Friendly Visits



CHAFFEE HOUSING TRUST

A local nonprofit created to develop homeownership and rental opportunities affordable for income-qualified workers and residents who cannot afford market-rate housing.

23 HOMES TOTAL AS OF 2022

21 Homeowners

2 Rentals



CHT IS WORKING ON SECURING

6 Homes in 2022

18 Homes in 2023



CHAFFEE HOUSING TRUST
A Commitment to Community

CHAFFEE HOUSING TRUST

**CHT
homeowners'
average PITI
is \$842**

**CHT sells homes to Chaffee & Lake County
workers and families earning under 80%
of the Area Median Income (AMI).**

**Less than \$52,640 for a family of 2
(AMI varies depending on household size)**

**CHT
homeowners'
average income
is 69% AMI**



CHAFFEE HOUSING TRUST
A Commitment to Community

CHAFFEE HOUSING TRUST

CHT Homeowners work in different industries:

School District

Construction

Recreation

Agriculture

County

Retail

Hospital & Medical Services



CHAFFEE HOUSING TRUST
A Commitment to Community

CHAFFEE HOUSING TRUST

CHT helps the homebuyers prepare for initial purchase by offering one-on-one bilingual counseling and coaching

Client Needs Assessment
Credit Report & Counseling
Mortgage Application Assistance
Household Budgeting
Spanish Translation & Interpretation

Join us in working for permanently affordable Housing in Chaffee County.

www.chaffeehousing.org

One of the top reasons that survivors of domestic violence stay in their relationships or return to their abusers is lack of housing options.

- 52% of sexual assaults occur in the victim's residence.
- Housing deeply impacts survivors of sexual and domestic violence.

THE ALLIANCE



THE ALLIANCE

The Alliance provides emergency safe housing to establish a safe place for survivors to begin their journey to a life free of violence. We also provide rental assistance for survivors who find a new residence.

CHAFFEE COUNTY HABITAT FOR HUMANITY



A nonprofit ecumenical Christian housing ministry founded on the conviction that every man, woman, and child is entitled to a simple, decent, affordable place to dwell in dignity and safety.

CHAFFEE COUNTY HABITAT FOR HUMANITY



- Homeowners are selected according to need, ability to pay, and willingness to partner.
- Our families' income is 30-80% of Chaffee County AMI. In 2022, for two people, that equals \$19,750-\$52,600.

CHAFFEE COUNTY HABITAT FOR HUMANITY



CCHFH houses are sold to partner families with no profit and zero-interest equivalent loans, and are built on hours of their own “sweat equity.”



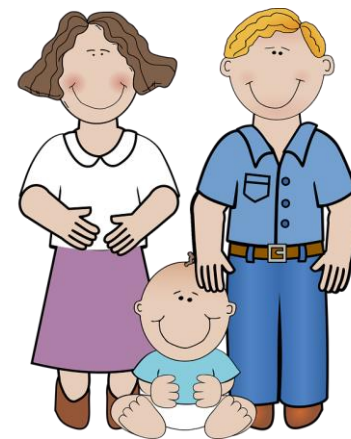
Since 2000, CCHFH has...



Contributed **31** new homes/ other projects.



Served **35** adults
and **53** children.





We Are Chaffee is a grant funded story-telling initiative supporting housing & health equity.

Why Stories?

Stories influence us through their emotional impact brought on by the vulnerability and honesty of the storyteller.



We Are
CHAFFEE
Be Human. Share Stories.

We Are Chaffee strives to create awareness, education, and ultimately system and policy changes to create more equitable housing opportunities and a healthier community.

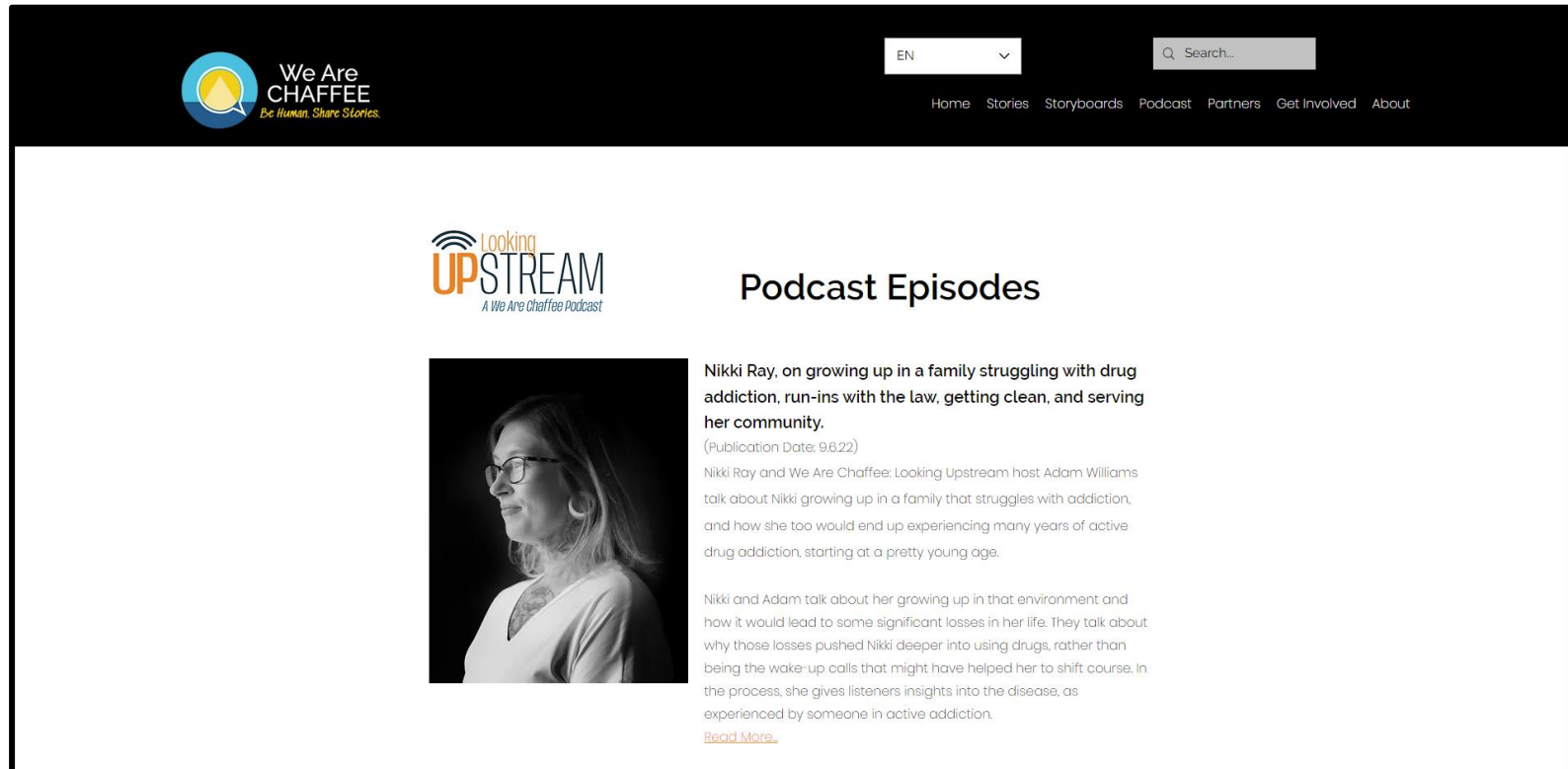


The first **video storytelling workshop** was held in March 2020. Since then, over 30 diverse and engaging video stories have been shared at open public “Dinner & a Movie” events.

The workshops are now being offered free in partnership with Salida Colorado Mountain College.



The We Are Chaffee:
Looking Upstream Podcast
is based on “human-forward
conversations” with diverse
local people sharing their life
challenges and experiences
with host, Adam Williams.



Looking Upstream podcasts, written transcriptions, beautiful guest photos, and insights into host Adam Williams are on the [We Are Chaffee](#) website. The podcasts may also can be found on the KHEN website and on your favorite podcast app.

Homeless in Salida

"I felt I was headed for a mental breakdown," says Amy matter of factly. Details about all the events that led up to when she first became homeless eight years ago are sometimes blurry. There is an endless series of temporary places to sleep, miscommunications, impossible situations and choices. Amy pulls her shoulders up scrunching her face and holds her hands up in exasperation. She directs this to the many people who've taken advantage of her, but also seems to be asking the universe. "Screw me over.... Why?" hangs with irritation.

"I need to really get to where I'm taking care of myself first and then helping others."

Her biggest challenge is her mental and physical health. She deals with depression and anxiety and has three compressed discs in her neck that have caused nerve issues in her hands and arms. After being misdiagnosed several times she hit a low point and found herself "curled up in a ball on my bathroom floor, tears pouring out of my eyes and hurting so bad I could barely even squeak." She thought, "I'm hurting so bad and I need to work. If I can't work I am...out of everything." She works at Safeway, but working long hours exacerbates her health issues and making too much money disqualifies her from Section 8 or affordable housing.

Currently, Amy has been sleeping across the railroad tracks tucked under an umbrella-like tree in a tent with all of her belongings. Sleep is elusive—the weather is unpredictable, lots of noise, a bear pillages through food left out or she has nightmares. Each morning she packs up everything she can. Her arms are mapped with bruises from the bags that hang there. Under a tarp, the rest of her belongings are left exposed to the elements and theft (which is plenty). She goes to the Resource Center every day for food. On different days, in various places, she gets grocery gift cards, clothing, a shower or assistance filing paperwork for housing or food. Then, she goes to work 'til 9pm and back to her tent. Day in, day out.

Be Human. Share Stories.

Story written by Megan Juba .



"I need to really get to where I'm taking care of myself first and then helping others, instead of helping others with literally everything I have then not having anything. That is one of the reasons that I got into so much trouble and wound up homeless. I don't want to lose that [generosity]." Tears catch on the edge of her lids, she rubs them with the back bend of her knuckles. Her heart is big. "I think, how am I going to take care of you if I don't take care of myself first?"

Amy
Homeless in Salida



For more stories, to read stories in Spanish or to check out our Podcast, scan the code or go to WeAreChaffee.org

We Are Chaffee *too!* are written personal stories from a diverse group of community members. Captured and written by local writers, the stories are short, sweet, and incredibly powerful, and will be found at various public places around the county.

Read some stories tonight at the We Are Chaffee Table!

CITY OF SALIDA



Since the end of 2018, Salida's **Inclusionary Housing and related Policies** have resulted in **approximately 130 units that have been built** (or planned to be built) and deed-restricted for the Chaffee County workforce, the majority of which have been targeted towards households at 80% AMI or less.

CITY OF SALIDA



Inclusionary Housing policies were updated in early 2022 to increase the overall percentage of deed-restricted units, while addressing the wide variety of housing needs across the lower- and middle-income spectrum.

CITY OF SALIDA



Significant reductions in System Development Fees (water and wastewater connections), specifically for rental projects.

City's purchase and acquisition of 1st and D property, to construct and provide future affordable housing.

Donation of excess land at 3rd & M St. to Chaffee Housing Trust for construction of affordable housing.

CITY OF SALIDA



New rules regarding ADUs to allow one on every lot in the City, provided that dimensional standards can be met (e.g., parking requirements).

Short-term Rental regulations have been put in place to cap the number of permits in various areas around town and to incentivize a greater percentage of local ownership.

Master planning work (types/intensity of uses and anticipated connectivity) to be carried out late 2022/early 2023 on the City-owned portion of the Vandaveer Planned Development.

CHAFFEE HOUSING AUTHORITY



The Rental Deposit Guarantee Program (RDGP)

assists prospective tenants into housing by managing rental deposit payments over the term of the lease.



CHA RENTAL DEPOSIT GUARANTEE PROGRAM

Aug 2019-Dec 2021

of
participants

14

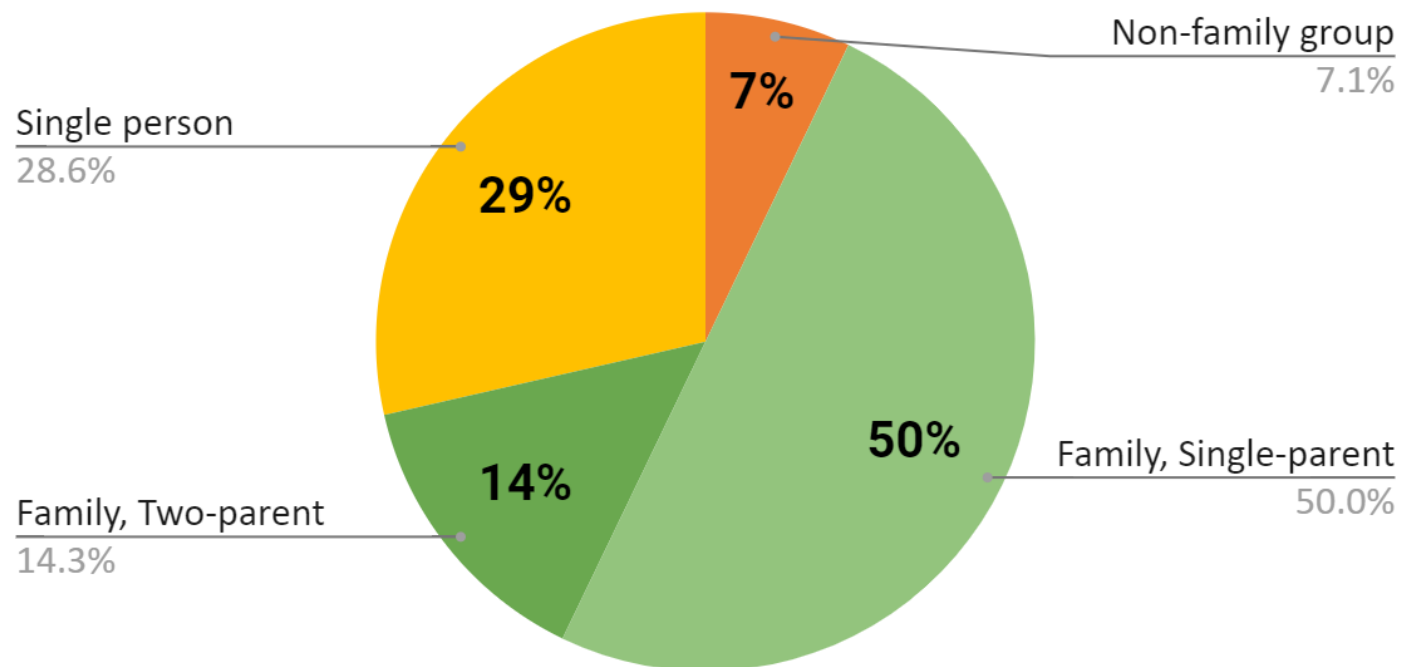
TOTAL deposit amount allocated

\$11,170.00

DEFAULT RATE from 2019-2021

29%

2019-21 Household Type



CHA RENTAL DEPOSIT GUARANTEE PROGRAM

Jan 2022- today

of
participants

6

Participant Household Type

Deposit amount
guaranteed to date:

\$4,350.00

Family,
Single-
parent

4

Family,
Two-
parent

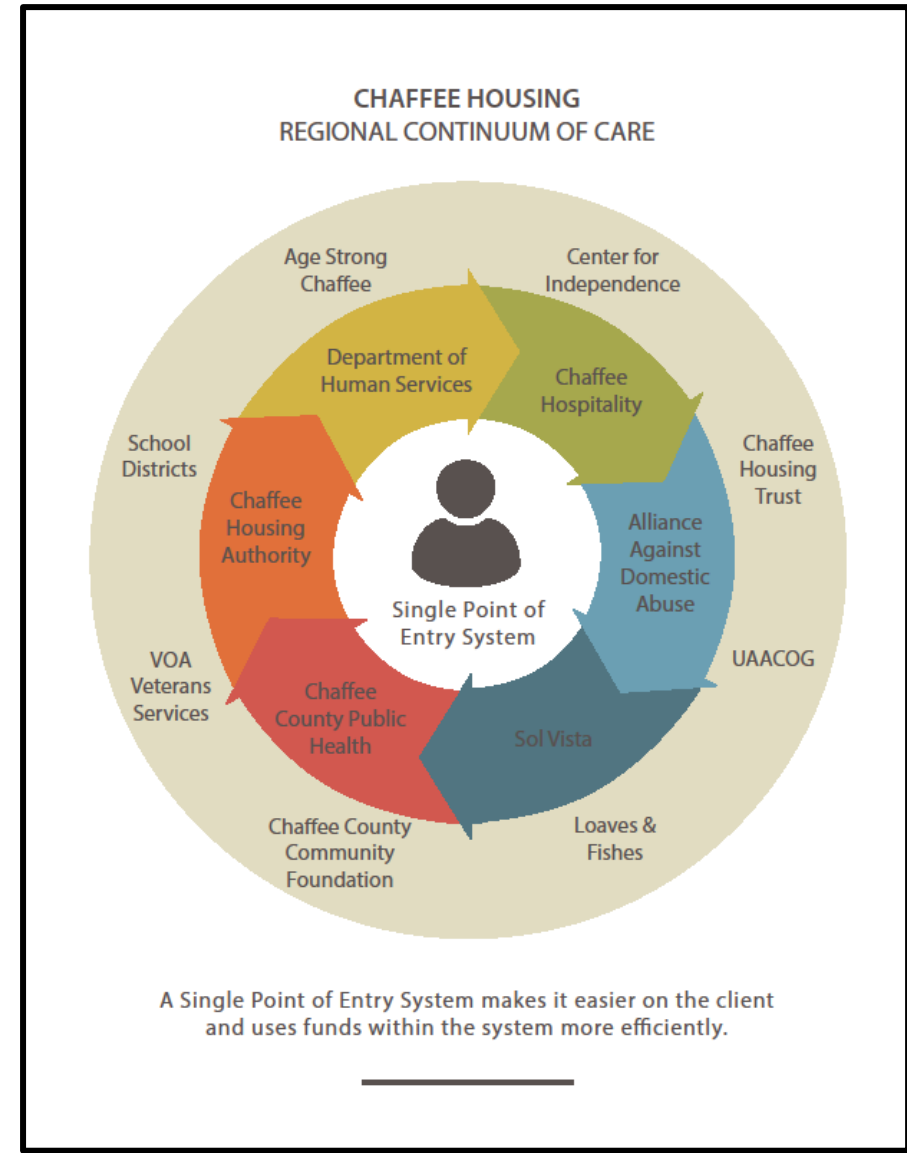
1

Single

1

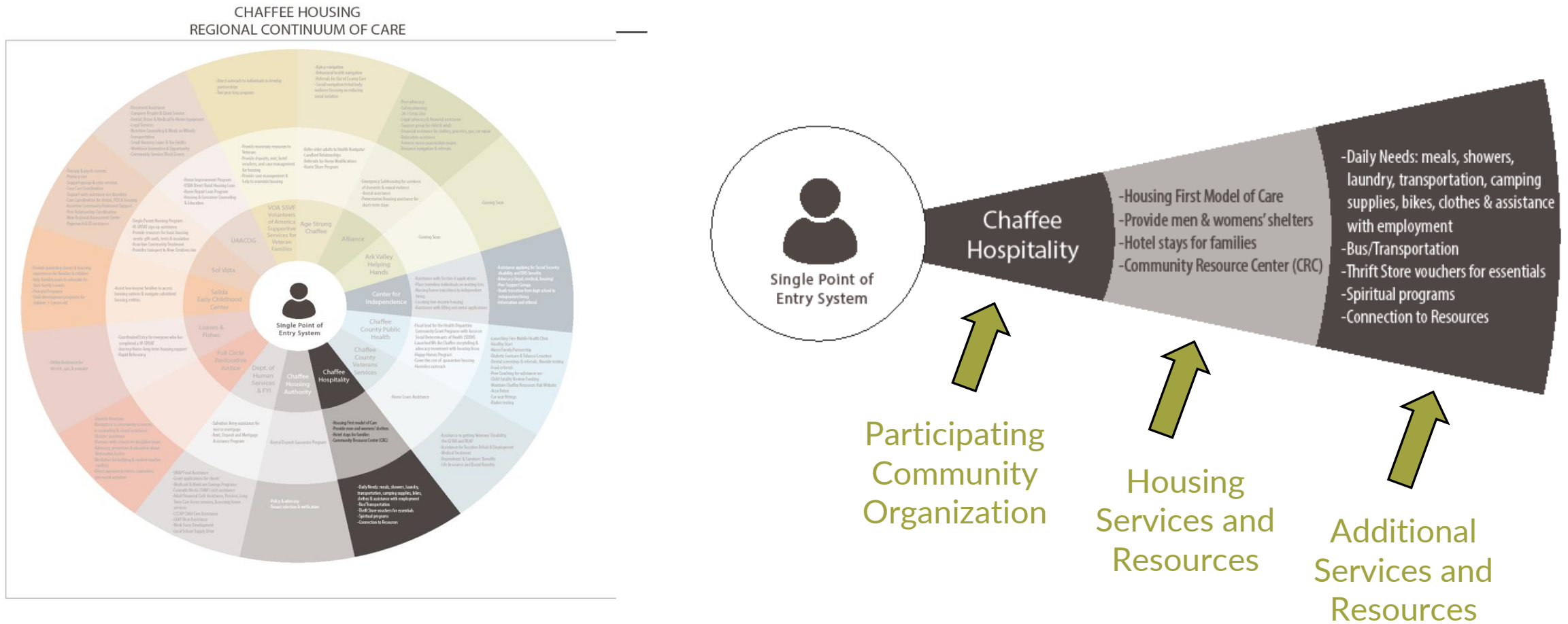
CHAFFEE HOUSING REGIONAL CONTINUUM OF CARE

The Continuum of Care (CoC) is a coalition of supportive service providers, who serve as a single point of entry for housing assistance and other supports.



CHAFFEE HOUSING REGIONAL CONTINUUM OF CARE

Chaffee Participating Community Organizations



CHAFFEE HOUSING REGIONAL CONTINUUM OF CARE



Since July 14, 2022, the total # individuals served:

31

Client Status:

Family
45%

Youth
10%

Single
45%

OPEN DOORS PROGRAM



A City of Salida - Chaffee Housing Authority cooperation to meet gap housing needs through:

- 1) The use of an RV Rental Program, and;
- 2) Working with STR and vacation home owners within the City of Salida and the surrounding area to **transition their STRs, rarely-used vacation homes, unoccupied ADUs, or other under-used houses to a long-term rental for local workforce.**

individuals
housed in RVs
since July 20,
2022:

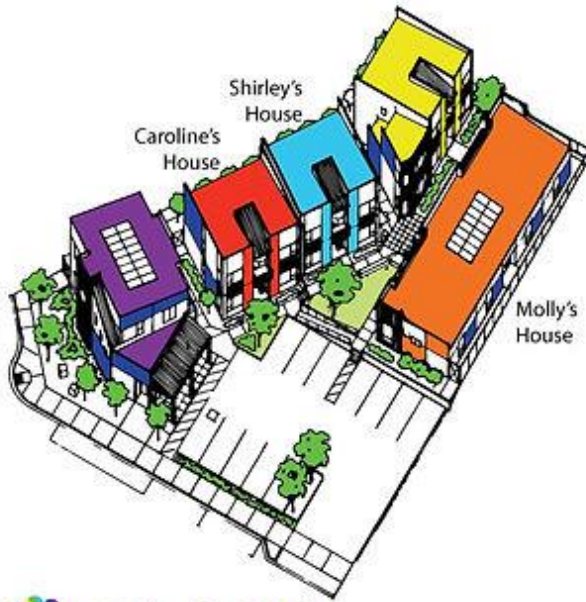
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JANE'S PLACE LEGACY PROJECT



The CHA has
officially
acquired Jane's
Place Property!

JANE'S PLACE LEGACY PROJECT



JANE'S PLACE

- 17 mixed housing units
- Non-profit incubator
- Social enterprise coffee shop

Serving seasonal employees, new recruits to our workforce, Americorps volunteers, and families and individuals in crisis.



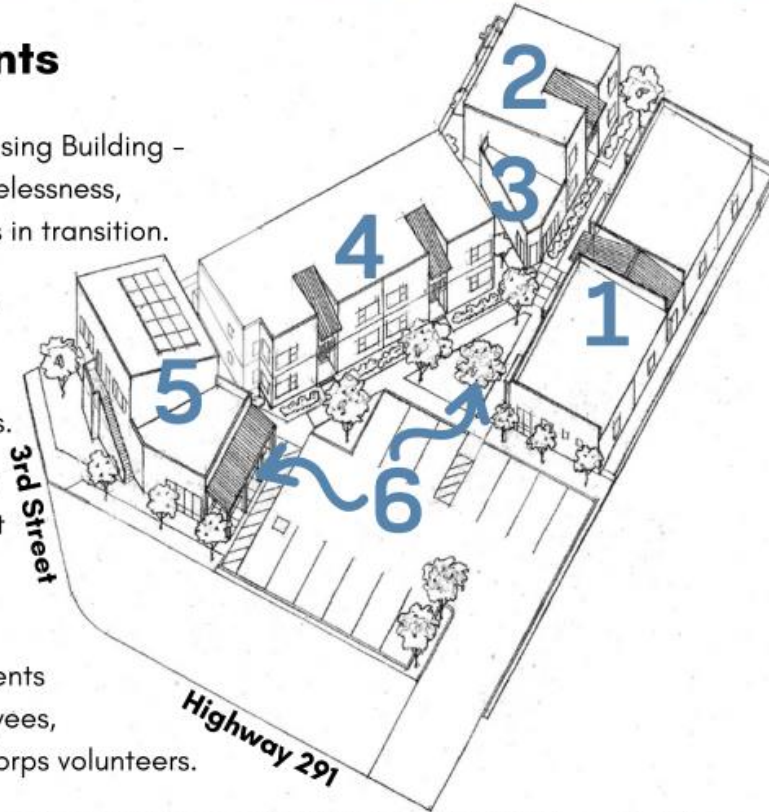
Jane's Place

A collaborative, multi-use & community-centered development between the Chaffee County Community Foundation and the Chaffee Housing Authority



The Project Components

- 1— The Molly Grether Adaptive Housing Building - housing folks experiencing homelessness, seasonal employees, and others in transition.
- 2— Studio apartments designed to house families in transition, newcomers to the Chaffee workforce, and local employees.
- 3— Management & Services office to anchor housing management and other service provision to residents.
- 4— One and two bedroom apartments designed to house local employees, individuals in crisis, and Americorps volunteers.
- 5— One-bedroom apartments above an innovative community space including co-working and meeting space for local organizations and projects as well as a coffee shop cafe used for on-site job training for hard-to-employ populations.
- 6—
 - ✓ Donor brick patio (example image below) at the entrance to the nonprofit space.
 - ✓ Jane's Stage - an outdoor musical garden (images of instruments below) designed to bring community together in creativity and celebration.



CHAFFEE HOUSING
— AUTHORITY —

*Special thanks
to Bob Grether
and Ron Farris!!*

COMMUNITY ENGAGEMENT

Check out our Interactive Pop-up Shop in the lobby of the Palace Hotel, Salida... and in Buena Vista, location to be announced soon!



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