

WHAT WE DO

Housing Creation and Preservation

We catalyze affordable housing projects through partnerships, acquisition, and offering creative financing tools.

Management of Affordable Property

We act as stewards of dedicated affordable rental projects and homeownership units to maintain a supply of housing affordable to residents into the future.

Housing Stability

We support agencies and organizations with service coordination to prevent housing displacement and reduce community homelessness.

Regional Collaboration, Education, and Advocacy

We ensure local government, community organizations, the private sector, and community members have access to best practices, data, and information which supports effective collaboration on solutions to our housing challenges.

Housing Capacity

We invest in the regional housing organizational capacity, systems, and partnerships necessary to successfully address housing challenges now and in the future.

Formed in 2020 by Chaffee County, the City of Salida, and the Town of Buena Vista, CHA is a multi-jurisdictional housing authority working across Chaffee County to ensure we are a thriving community with housing for all.

Since 2020, the CHA has been able to leverage local funding into nearly 7 million dollars to invest in housing projects and programs.



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ACCELERATING PROGRESS

CHA's strategy to accelerate impact includes:

- Increase financial resources available to leverage grants from philanthropic, state and federal programs.
- Accelerate investments in housing programs and projects through a variety of well established and new financing mechanisms.
- Strengthen the organizational capacity of our county's housing organizations to better meet increasing local need.

INVESTMENT STRATEGY, IF BALLOT MEASURES 6A & 6B PASS

Create a Strategy for 2025 Housing Investments | Prioritize investments in Chaffee County projects already in the pipeline that need to be completed but may have financial gaps to get to desired income targets.

Update the Chaffee County Housing Needs Assessment | With grant support from the Dept. of Local Affairs, collaborate with the county, towns, and city to update the HNA to (1) meet statutory requirements in order to qualify for new state resources, and (2) set new housing targets.

Develop a Chaffee Housing Impact Fund | Develop revolving loan and grant guidelines for investments that can support:

- Projects already in the pipeline that have a financial gap that needs to be covered to get to completion at desired target income levels.
- New projects that can meet the Housing Needs Assessment priorities for target income levels.
- Nonprofit housing organizations or affordable housing projects pre-development studies and assessments required to receive local government approval.
- Acquisition of existing affordable housing properties that would otherwise be lost by conversion to market rate housing.
- Acquisition of land for future affordable housing projects.

Secure Existing Programming and Identify Opportunities for Scaling Up Housing Navigation Impact | Identify how to increase capacity for improving housing stability and addressing homelessness.

Strengthen CHA Housing Assistance & Property Management Program | Close gaps in programming that could better support renters/buyers and strengthen staff capacity and property management systems as more affordable properties are acquired and built.

CHA PROJECT PIPELINE

Midland Apartments

CHA has partnered with Fading West Development for 60 units in Buena Vista which will all be deed restricted at 80%-120% of AMI

Alpine West

In partnership with Chaffee Housing Trust, CHA has applied for \$1,320,000 in state funding to acquire 2.4 acres of the Alpine West development in Buena Vista which is planned for up to 6 affordable homeownership and 75 rental units.

Jane's Place

CHA has raised around \$5 million to develop a multiuse project with 17 flexible lease units for 80-100% of AMI and commercial space for nonprofits in Salida.

The Crossing

As part of a multi-use infill project in Buena Vista, CHA has partnered with the Chaffee Housing Trust and the developer to apply for \$2.1 million to acquire land for 32 homeownership and 33 rental units at 80-100% AMI.

505 Apartments

CHA has applied for funding to acquire this complex in Salida preventing 19 rental units being converted from affordable to unaffordable.