



# CHAFFEE HOUSING AUTHORITY

[www.chaffeehousingauthority.org](http://www.chaffeehousingauthority.org)



## CHAFFEE HOUSING AUTHORITY 2023 ANNUAL REPORT



## 2023 Annual Report

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## LETTERS FROM THE CHAFFEE HOUSING AUTHORITY (CHA) CHAIR & EXECUTIVE DIRECTOR



Welcome to the 2023 CHA Annual Report. In many ways, CHA is still a young organization... still finding its way as it works to meet the mission of delivering housing units to Chaffee County residents. And... CHA experienced significant transition in 2023; including a new Executive Director, new Board Members, new staff and new staff positions, withdrawal from the County System of Governance, new program grants, the creation of a development Special Limited Partnership (SLP) process, an updated Strategic Plan and partnerships with private housing developers.

I believe the transition we have experienced in 2023 has positioned CHA to enjoy significant growth in 2024 that will result in the construction and ownership of at least of 75 units of affordable rental housing (Midland Apartments in Buena Vista and Jane's Place in Salida), as well as the formalization of multiple public/private development partnerships for 2024 and future years.

I hope you enjoy reading about all of CHA's accomplishments in 2023. As CHA's Board Chair, I am excited to help lead the organization through continued growth and development in 2024.

**Jeff Eaton, 2024 CHA Board Chair**

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When I think about 2023, the word that comes to mind is partnerships. The 2023 partnerships we've developed will set us up for success in 2024. I've highlighted just a few key partnerships we've been working on below.

In my first 90 days last spring, I conducted a listening tour in the community to hear what is on the minds of 47 leaders in the community around affordable housing and started building those relationships with elected officials, community members, leaders of community organizations, developers, and executives of key employers. These meetings became the foundation to the partnerships we're establishing in the community.

The CHA Board and officers look very different than they did a year ago. And they are stronger than ever, ready to collaborate in partnership to solve this crisis. We've welcomed Jeff Eaton as our new Board chair for 2024. Jeff worked as a housing executive for over 40 years in Pennsylvania and New York. He has been instrumental in supporting me and the CHA.

Additionally, the CHA board formed the Jane's Place Committee last May and have partnered with the Community Foundation and Achieve, Inc. to fundraise for the remaining gaps in the project and ensure its ultimate success.

We partnered with Fading West to help lower the rents at the Alpine Apartments by providing a property and sales tax abatement in exchange for deed restrictions throughout the 60-unit project in Buena Vista.

We established the Housing Solutions Coalition to advocate in partnership with the EDC, Community Foundation, and the Chaffee Housing Trust to support projects like the Flour Mill development which would bring 69 units of affordable housing to Salida and advocated to increase the number of deed-restricted units from 250 to 400 in the South Ark Neighborhood. We were successful in both instances.

We've partnered with local community service organizations through the Continuum of Care to support housing insecure and homeless individuals and families to find stable housing.

Perhaps the partnership I'm most proud of is engaging a strong group of powerful community members and business leaders to help CHA identify a sustainable funding source to build up to 250 units over the next 10 years for the community. I'm so grateful for people like Jed Selby, Rob Gartzman, Peter Hylton-Hinga, Amy Eckstein, Jake Rishavy, Salty Riggs, among others, who are at the table working together to help the CHA succeed in a possible 2024 ballot measure.

We are ready, willing and able to lead the community to identify solutions to solve the housing crisis in Chaffee County. But we can't do it alone. Ultimately, we need and we welcome your involvement, feedback, and your support in 2024.

**Ashley Kappel, CHA Executive Director**

## 2023 BOARD MEMBERS

Craig Nielson, *Chair*  
Jeff Eaton, *Vice-Chair*  
Rich Mancuso, *Treasurer*  
Angela Mokate, *Secretary*



Dan Shore, *Salida*  
Salty Riggs, *Salida*  
Joseph Teipel, *Buena Vista*  
Nichol McCoy, *Buena Vista*  
Beth Helmke, *Alternate, Chaffee County*  
Monica Haskell, *At-Large*  
Christy Doon, *Alternate, Salida*  
Brian Berger, *Alternate, Buena Vista*  
Chris Ledger, *At-Large Alternate*



## 2023 CHA STAFF

*(from back to front)*

Ashley Kappel, *Executive Director*  
Jen-ai Stokesbary, *Real Estate Projects Manager*  
Dawn Heigel, *Bookkeeper*  
Becky Longberg, *Housing Programs Manager*  
Trisha Arosemena, *Housing Navigator*  
Liz, *Office Pup*





# CHA's 2023-2024 STRATEGIC PLAN

## PURPOSE

A community leader partnering for inclusive and secure housing

## VISION

A thriving community with housing for all

## MISSION

Delivering housing units and stability through partner-driven development, education and advocacy, and impactful programming

## VALUES

Leadership, Integrity, Stewardship, Community, Equity, Partnerships

## PARTNER-DRIVEN DEVELOPMENT

- Add 75 deed-restricted, rental units (13.6% of the 2027 need identified in 2022 Housing Needs Assessment) by building Jane's Place and leasing up Carbonate Street
- Secure formal, diverse developer partnerships proposing an additional 75 deed restricted, rental units to be built in the next three years

## EDUCATION, PR & ADVOCACY

- Improve CHA awareness and build trust in the community by implementing a marketing plan with consistent messaging and media presence
- Influence local policy and land use decisions through targeted advocacy work

## IMPACTFUL PROGRAMMING

- Deepen the effectiveness of the Continuum of Care and Rental Deposit Guarantee program
- Implement strong tenant eligibility, deed restriction, rapid rehousing, and homeless outreach programs
- Lease up and manage Jane's Place effectively

## FUNDING

- Create an aspirational budget (baseline, ideal, and best case) that includes assumptions for the time value of money as demonstrated in a 3-to-5-year outlook
- Secure a 10-year revenue stream of at least \$1-2M annually by pursuing a comprehensive funding plan that could include: intergovernmental

# PARTNER-DRIVEN DEVELOPMENT

In 2023, CHA made significant strides in achieving its partner-driven housing development goals. Through entering into its first Special Limited Partnership (SLP) with Fading West and securing funding from various sources for Jane's Place, the authority has expanded its new-construction pipeline of units from 0 to 77.

## Jane's Place



### JANE'S PLACE

CHA is developing and will manage Jane's Place, a unique, mixed-use development located in Salida.

- The development will consist of four buildings that will deliver 17 flexible housing units as well as a nonprofit coworking and social enterprise space.
- The housing units were designed with direct input from community members and organizations to serve folks in transition needing affordable housing.
- Residents will include homeless individuals and families, Americorps volunteers, and County workforce making between 80% and 100% of the AMI.
- Jane's Place will also be home to a social enterprise coffee shop that serves as a workforce development learning space for neurodiverse adults and a nonprofit coworking space with meeting rooms.
- The combined focus of flexible housing, workforce development, and nonprofit capacity building - nestled in a larger mixed-use development in the heart of Salida's rural

community truly will bring people together, foster connections, and provide infrastructure to foster a more deeply connected community for years to come.

In 2023, CHA secured Diesslin Structures Inc (DSI) as the general contractor for the Project. Phase 1, costing approximately \$500,000, started in February. DSI brought utilities to the site and constructed a retaining wall at the back of the lot. Phase 1 completed in May. In addition, CHA identified High Country Bank as the lender for the construction financing.

Construction on Phase 2 will begin on Jane's Place as soon as CHA has received the gap funding from the State of Colorado, the financing for the project has closed with High Country Bank, and the general contractor mobilizes on the site.

Throughout 2023, CHA worked hard in partnership with the Chaffee County Community Foundation to continue fundraising for Jane's Place to bring the project closer to fully funded status.

- CHA received an award letter for a Division of Housing grant of \$1,287,000;
- A \$1,300,000 grant from Colorado Office of Economic Development and International Trade (OEDIT) in August;
- A Boettcher Foundation grant of \$40,000 in October; and
- A Gates Family Foundation grant of \$50,000 in December

CHA also received donations from the local community. High Country Bank hosted the [Holiday Spectacular](#) in December, raising nearly \$18,000 for Jane's Place through ticket sales and sponsorships from local businesses in Salida. The City of Salida also generously agreed to fill any funding gap up to \$240,000 with a letter of intent.

### CHA JANE'S PLACE COMMITTEE

- Joseph Teipel, Committee Chair
- Jeff Eaton, Committee Vice Chair
- Monica Haskell, CHA Board Member
- Betsy Dittenber, Chaffee County Community Foundation Executive Director
- Jenny Davis, Achieve, Inc. Executive Director
- Ashley Kappel, CHA Executive Director

## Midland Apartments (formerly Carbonate Street)



Because of its proximity to downtown Buena Vista, the development will be within walking distance of downtown, schools, the Arkansas River, and the South Main neighborhood. As a result, it will help solve for both parking and transportation issues in addition to providing some much needed housing to our workforce.

Additionally, the town of Buena Vista has donated land in exchange for the developer building out the core and shell of a 4600 square foot childcare space. Given the pressing need for more childcare facilities, this will be very beneficial to our community.

None of this would be possible without the support of a great community partner in Fading West Development. They opened a 110,000 square foot state of the art manufacturing facility locally in November, 2021. Their location in Chaffee County ideally positions them to provide cost effective, high quality modular homes to communities across the state.

Fading West's approach also plays a critical role in allowing us to provide housing that our workforce can afford! Modular manufacturing reduces costs up to 20% versus a stick-built approach. In addition, this strategy can reduce the timeline to build by more than 50%. We are really excited by this in that anything we can do to accelerate our process gets us one step closer to addressing our housing crisis.

CHA entered into a special limited partnership with Fading West in July 2023. As CHA does not pay property or sales tax, the special limited partnership enables Fading West to also avoid paying taxes which helps keep rents at the Midland Apartments affordable for the workforce.

CHA has a Special Limited Partnership Policy. This policy creates a framework, criteria, and process for how CHA will enter into special limited partnerships. It is designed for the purpose of assisting developers that wish to construct and own affordable rental housing units.

CHA is excited to enter into future special limited partnerships with other developers who wish to construct units that meet the needs identified in the 2022 CHA Housing Needs Assessment. These tax exemptions represent meaningful cost savings to a developer and can help a project achieve its affordability objectives.

The Midland Apartments development will serve as a template for future projects. We need to tap into every community resource we have in order to continue making progress on the housing front. The CHA is committed to continuing to bring innovative strategies to help solve for this critically important issue.



## Other Development Partnerships

In partnership with Chaffee Housing Trust (CHT) and master developer Stackhaus LLC, CHA applied for a \$1,320,000 [Proposition 123 Land Banking grant](#) to acquire 2.4 acres of the Alpine West development.

- Alpine West is a mixed income planned development on 2.4 acres in Chaffee County adjacent to the Town of Buena Vista.
- The site includes entitlements for up to six affordable homeownership units and 75 affordable rental units.

CHA is also working to partner with another development called The Crossing in Buena Vista, a three-phase mixed-income mixed-use infill development project.

- The first phase focuses on providing workforce housing in partnership with CHA and CHT.
- Phase I will provide 127 units including 68 homes for households earning 80-100% AMI, consisting of 32 homeownership units and 36 rental units.
- CHA is in discussions with the developer, Paul Andrews, to purchase the rental apartments upon completion.

In February of 2023, CHA also entered into an operating agreement with CHT allowing them to get a sales and property tax exemption to help CHT bring more affordable homeownership units to Chaffee County.

## Development Tracker

In 2022, CHA conducted a [Housing Needs Assessment](#) that revealed we need 1105 units of additional housing by 2023 to house the local workforce with 831 of those units needing to be deed-restricted, permanently affordable housing.

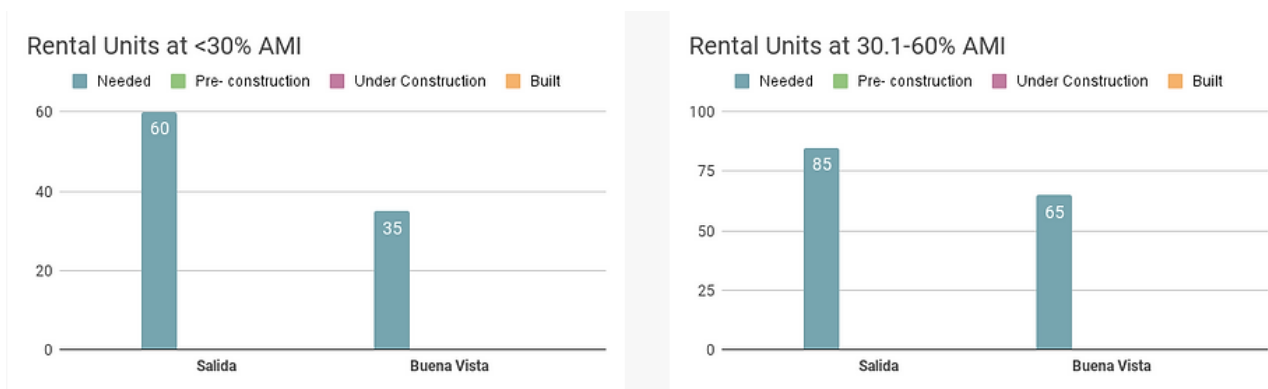
The charts below represent the number of rental and ownership housing units in Salida and Buena Vista that are:

- needed;
- currently in pre-construction (pre-preliminary plat or have received their plat);
- currently under construction; or
- are currently completed

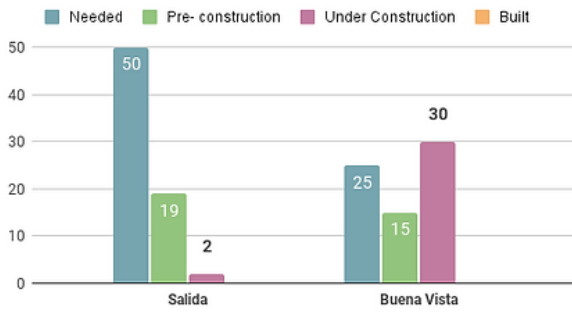
There are units needed in Poncha Springs too, but they have not yet been able to participate in providing data to date.

The goal is to track the units in the pipeline so as a County we're building what's needed according to the Needs Assessment.

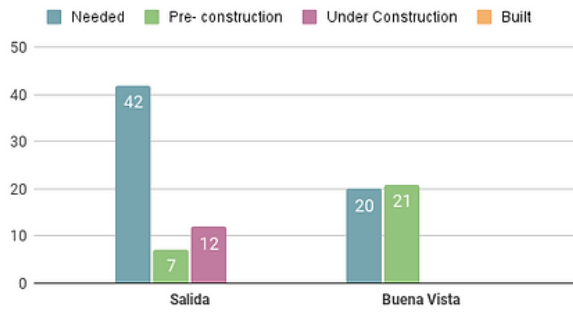
### Rental Units Needed



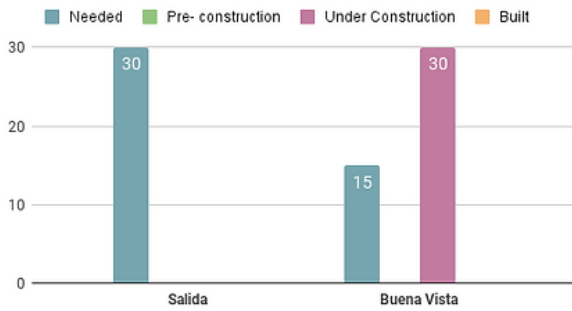
Rental Units at 60.1-80% AMI



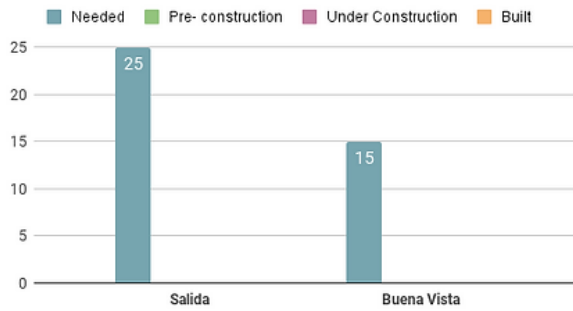
Rental Units at 80.1-100% AMI



Rental Units at 100.1-120% AMI

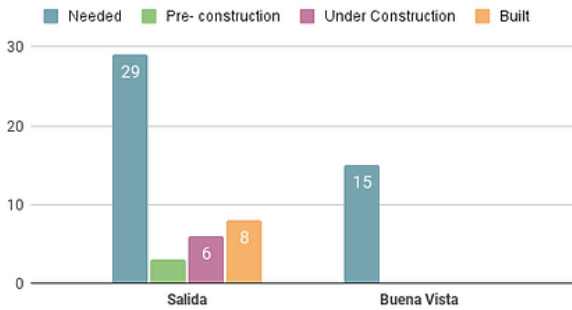


Rental Units at 120.1-140% AMI

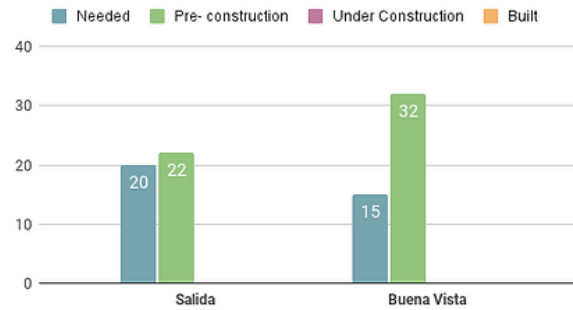


Ownership Units Needed

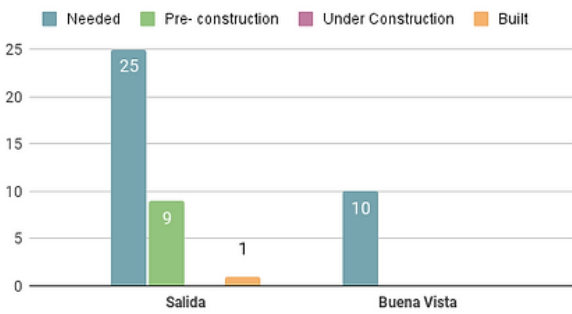
Ownership Units at 60.1-80% AMI



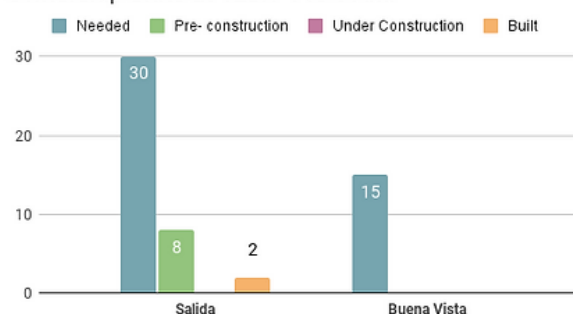
Ownership Units at 80.1-100% AMI



Ownership Units at 100.1-120% AMI



Ownership Units at 120.1-140% AMI



## DEVELOPMENT COMMITTEE

- Jeff Eaton - Committee Chair
- Joseph Teipel - Committee Vice Chair
- Salty Riggs - CHA Board Member
- Christy Doon - CHA Board Member
- Brian Berger - CHA Board Member
- Ashley Kappel, CHA Executive Director

# EDUCATION, PR & ADVOCACY

CHA is heavily involved with education and advocacy work in Chaffee County.

## Housing Solutions Coalition



CHA partnered with the Chaffee County Community Foundation, the Chaffee Housing Trust, and the Chaffee County EDC to form the Housing Solutions Coalition and advocate for housing as the top issue facing Chaffee County.

- **The Coalition joined together to elevate the message that the time is now to find housing solutions, believing that we can make our community a place where all members can thrive by working together.**
- The **mission** of the Housing Solutions Coalition is to provide a cohesive vision and voice to support projects and policies that address the housing crisis.
- **The Housing Solution Coalition supports:**
  - ❖ Innovative approaches and sustainable funding streams to promote housing density and address the housing crisis in Chaffee County.
  - ❖ Policies that support a public/private ecosystem that builds housing to meet the needs of our community and its subgroups (workforce, employers, etc.)
  - ❖ Maximizing available resources, existing assets, and new tools to attain housing for all income ranges through good policy and sound practices.
  - ❖ Housing development throughout the income range, including “market rate” development beyond the currently accepted “affordable” range of up to 120% of Local Area Median Income.
  - ❖ Opportunities to provide local resident households the opportunity to build financial equity, establish stability, and pursue opportunities to create intergenerational wealth and a sustainable community.
  - ❖ Code and process improvements to remove barriers and expedite development that aligns with the housing needs of our community.
- **Big wins for the Coalition in 2023:**
  - ❖ Successfully advocated before the Salida City Council who voted to increase the number of deed-restricted affordable housing units from 250 to 400 at the South Ark Neighborhood.
  - ❖ Successfully advocated before the Salida Planning and Zoning Commission and the Salida City Council who both voted to approve the Flour Mill development project to add 69 units of affordable housing to Salida.



*\*Photo taken by Arch Valley Voice*

## Other Local Advocacy Work

CHA leadership also routinely advocates in front of local jurisdictions for local policy and land use decisions that benefit affordable housing and on behalf of affordable housing development projects.

- CHA leadership successfully advocated before the Town of Buena Vista’s Board of Trustees in favor of the Crossing development preliminary plat approval which was approved unanimously by the Trustees last July.
- The Crossing will add 36 affordable housing units of deed-restricted rental units to the Buena Vista landscape.

CHA leadership has also provided updates to the County Board of Commissioners, the Salida City Council, and the Buena Vista Board of Trustees every two or three months to keep them apprised of what is going on with the CHA since starting the position in April 2023.

- In her first 90 days as executive director, Kappel conducted a “listening tour,” interviewing 47 key stakeholders in the County.
- Nearly every stakeholder she spoke with indicated that housing is the number one priority in Chaffee County for the foreseeable future.
- The 47 stakeholders included 13 CHA board members, five community members, 10 leaders of community organizations, four developers, nine elected officials, and six key employers.

CHA also provides information for homeowners, tenants, and landlords on its website and has a speaker series available to the public and through KHEN, our local public radio station, known as We Are Chaffee.

- We Are Chaffee’s mission is to build a more resilient community through the power of story sharing & engagement.
- We Are Chaffee hosted 26 podcasts featuring stories from Chaffee County residents in 2023 and two dinner and a movie events, featuring 41 storytellers.
- We Are Chaffee **too!** are written personal stories from a diverse group of community members. Twenty-two local story-writers participated to capture 48 written stories in 2023. The stories are short, sweet, and incredibly powerful. One of them features the story written by Kelly Landau about Becky Longberg, CHA’s Housing Programs Manager, and how her own housing journey has impacted her work with clients struggling with housing insecurity and homelessness in Chaffee County.
- We Are Chaffee is also working to produce a documentary-type film about the affordable housing crisis in Chaffee County.

The documentary will be released at the Salida Film Festival in May 2024 and features several local housing experts and community members, including CHA’s executive director.

### EDUCATION & ADVOCACY COMMITTEE

- Angela Mokate - Committee Chair
- Craig Nielson - Vice Chair of Committee
- Salty Riggs - Board Member
- Dan Shore - Board Member
- Ashley Kappel, CHA Executive Director

# IMPACTFUL PROGRAMMING

CHA’s programming efforts includes managing deed restrictions for the Salida Inclusionary Housing Program, leading the Continuum of Care (CoC), providing housing navigation services, and operating the Rental Deposit Guarantee Program.

## Salida Inclusionary Housing Program

CHA collaborates with the City of Salida in their campaign to maintain and develop housing that is affordable.

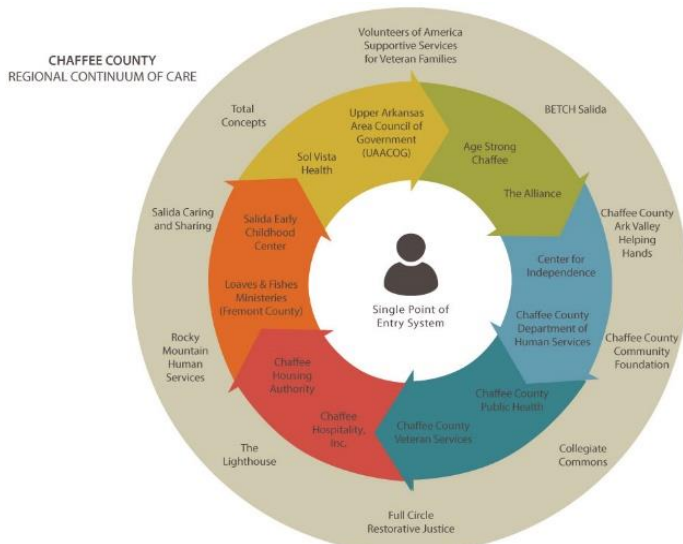
- As the City and local developers build deed-restricted Inclusionary Housing, both rentals and ownership units, CHA qualifies potential residents for each opportunity.
- These opportunities are restricted to folks who reside and work in Chaffee County and make a certain area median income level.
- CHA administers deed restricted housing programs for the City of Salida. Deed restricted housing opportunities allow local workers and their families to affordably rent or buy in the community where they work, leading to stability for those who make our tourist based economy functional.
- The deed restrictions may have small variables, but all require a residency and local employment and have a restriction on the occupants’ income.
- In 2023, three units were listed between 120-140% AMI, with one sold at 120% AMI and one being rented.
- Several more units from the program are expected to be coming online in 2024.



## Continuum of Care

A Continuum of Care (CoC) is a collaborative approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and supportive services to address the various needs of people who are housing insecure.

- The Colorado Balance of State (BoS) Continuum of Care is organized into 10 regional planning groups, of which Chaffee County, along with Fremont, Custer, Lake, Clear Creek, Gilpin, Park and Teller counties, constitutes the Upper Arkansas Valley group.



- The Chaffee County Continuum of Care (CoC) was created in 2022, bringing together community organizations across the county that serve both homeless and housing insecure members of the community.
- These organizations range from providing veteran and behavioral mental health services, to running a men and women’s winter emergency shelter, to empowering individuals impacted by domestic violence.
- Coordinated by the CHA Housing Programs Manager, these groups come together twice a month to work collaboratively to achieve the primary goal of “housing first, and then access to other needed services and resources for housing insecure community members.”

CoC partners in one of two case-conferencing meetings held per month to provide wrap-around housing services for clients.

In 2023, the CoC expanded their resource access and capacity by transitioning into the HUD-managed Homeless Management Information System (HMIS). By reporting client data at this level, partners now have access to funding resources for programs such as shelters, permanent supportive housing vouchers, or for recovery and victims of violence.



\*Photo taken by Kelly Landau

## 114 Total community members served

75% Unhoused  
25% Housing Insecure

Of the unhoused served...

51% Single Adult  
31% Families with children  
31% Families (adults only)  
2% Youth (18-25years)

39% Community members *Active*  
39% Community members *Inactive/Moved*  
12% Community members *housed on own*  
10% Community members *housed via CoC*

## A CoC Community Member's Story

Amy Brigham, a local resident in Chaffee County since 2007, has been mostly homeless for the last eight years. She had a big van until it needed repairs, which she couldn't afford, so she traded it for a smaller van. When she got in an accident and it was totaled, she started camping—by herself, noting, “It was very scary sometimes.”

While homeless for 32 months straight, she still worked full-time; but it was never enough to secure stable and affordable housing. After connecting with the local Continuum of Care and its many organizational partners, she was awarded a CoC Housing Voucher in 2023, and finally housed in January 2024. But the toughest part involved all the hurdles to getting the voucher.

“I wouldn't have been able to get all the paperwork filled out and signed and gotten to the right place, without help from so many people, [including individuals from DHS, CHA, and Chaffee Hospitality Inc.]. Having people who know where to look for a place and how to apply was the most helpful thing.”

Amy's dream house is a tiny home with a bed that folds down from the wall or converts to a couch, a tiny kitchen, and ¾ bath.



### 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.

"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?"

*Be Human. Share Stories.*

Story written by Megan Juba.

Amy  
Homeless in Salida

**Housing Navigation Services** are available to all community members regarding all housing resources, from those experiencing homelessness to those looking to buy inclusionary or deed-restricted homes. CHA is a hub of housing information for tenants, landlords, homeowners and homebuyers.

## Rental Deposit Guarantee Program

CHA also operates the Rental Deposit Guarantee Program (RDGP) that provides a zero-interest loan to a tenant for their security deposit on a new lease. This program was started in September 2019 with an initial \$40,000 revolving fund.

- Approved tenants repay the loan over the course of the lease.
- The RDGP is intended to reduce the upfront costs associated with a new rental housing lease agreement and is available to Chaffee County residents who earn up to 120% of the Area Median Income.



**Total amount guaranteed in 2023: \$12,440.82**

### Residents Starting RGDP Program Per Year

#### Status of Loans Issued in 2023

- 31%** Paid in full
- 31%** Current & paying on time
- 23%** Behind
- 15%** Abandoned  
*(amount guaranteed but did not complete application process)*

*\*From Sept-Dec 2019, when program started, 4 residents utilized program*

## Bezos Emergency Shelter for Families

The Bezos Day 1 Family Fund Grant was awarded to CHA in July 2023. The purpose of this three-year funding is to serve highly vulnerable families currently experiencing homelessness in Chaffee County by expanding Continuum of Care services and supports, and transitioning families to safe, affordable, long-term housing. In the first year, grant funding supported hiring a new full-time Housing Navigator and providing \$65,000 in emergency housing and rent. One of the first programming initiatives created was to partner with Chaffee Hospitality Inc. to get families experiencing immediate homelessness into emergency motel shelter, until some aspect of secure housing can be obtained.

### July-December 2023 Emergency Housing

- 8** Total Families Served
- 24** Adults and children provided emergency shelter
- 87** Family nights stayed
- \$1,112** Average cost per family

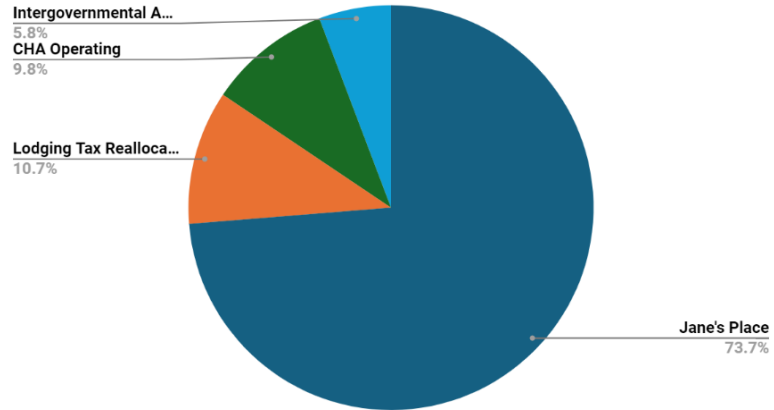
# FUNDING

## 2023 Financial Highlights

January – December 2023

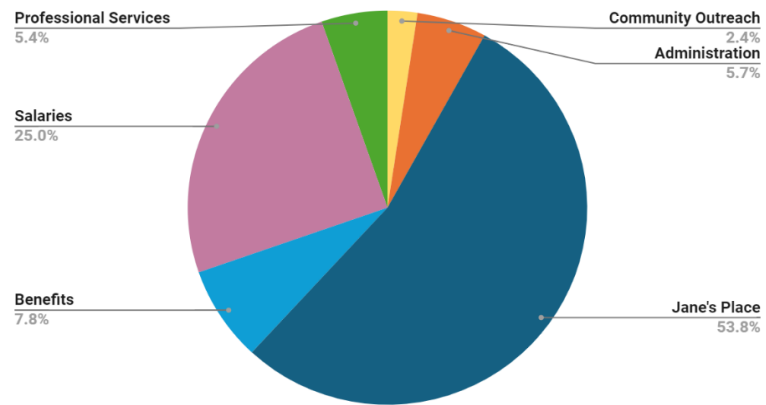
### CHA Revenue

Jane's Place	\$1,791,126.61
Lodging Tax Reallocation	\$260,000.00
CHA Operating	\$238,517.33
Intergovernmental Agreement	\$140,000.00
<b>Total Revenues</b>	<b>\$2,429,634.94</b>



### CHA Expenses

Jane's Place	\$500,021.45
Community Outreach	\$22,400.45
Administration	\$53,694.92
Benefits	\$72,465.19
Salaries	\$32,069.23
Professional Services	\$49,729.14
<b>Total Expenses</b>	<b>\$929,380.38</b>



### CHA Assets

Cash	\$310,836.51
RDGP	\$44,604.68
<b>Total Cash</b>	<b>\$355,441.19</b>
County Held Funds-JP	\$1,745,145.00
High Country Bank	\$41,193.81
Jane's Place	\$501.38
<b>Total Current Assets</b>	<b>\$2,142,281.38</b>

### CHA Liabilities

Total Credit Cards	\$1,216.66
Other Current Liabilities	
Deferred Revenue	\$520,145.00
RDGP Pre-payments	\$-2,245.32
<b>Total Current Liabilities</b>	<b>\$516,683.02</b>

### FINANCE COMMITTEE

- Rich Mancuso - Committee Chair
- Beth Helmke - Vice Chair of Committee
- Salty Riggs - Board Member
- Nichol McCoy - Board Member
- Ashley Kappel, CHA Executive Director

## Ballot Initiative Committee

CHA is evaluating whether to put either a sales or property tax increase measure on the 2024 ballot to create a sustainable funding source to help solve the affordable housing crisis in Chaffee County.

- CHA convened a ballot initiative committee in 2023 to help with this project.
- The first order of business was to hire a political survey firm to conduct a survey to see whether the community would be open to supporting a possible tax and which type of tax it might support.

The committee met and worked with the political survey firm over several weeks to build out the survey.

- As part of that process, CHA researched and put together a 10-year funding plan for how CHA would spend those funds if a measure does pass.
- The 10-year plan outlines strategies for leveraging the funds to construct or partner to develop 250 rental units over 10 years.
- Strategies include land banking, adaptive reuse, ADU incentives, public private partnership subsidies, CHA's development of some units, and preservation of existing units through a buy-down deed restriction program.
- Additionally, the funds would be used to create a down payment assistance program.

### BALLOT INITIATIVE COMMITTEE

- Jeff Eaton, CHA Chair and Committee Chair
- Chris Ledger, Committee Vice Chair
- Salty Riggs, CHA Board Member
- Amy Eckstein, Buena Vista Business Owner - Deerhammer
- Rob Gartzman, Salida Business Owner - Sweeties and the Biker and the Baker
- Peter Hylton-Hinga, Buena Vista Board of Trustees Member
- Jed Selby, Buena Vista Business Owner - South Main Development
- Jake Rishavy, Executive Director, Economic Development Corporation
- Ashley Kappel, CHA Executive Director



2024 Board Chair Jeff Eaton & Board Member Joseph Teipel



Jane's Place Celebration – April 2023  
Board Member and Mayor Dan Shore speaking



2023 Board Chair Craig Nielson & Executive Director Ashley Kappel



Meet & Greet (Boathouse) for new Executive Director in May 2023



Staff Dinner – Jen-ai Stokesbary, Becky Longberg, Dawn Heigle, Ashley Kappel, Trisha Arosemena (left to right)



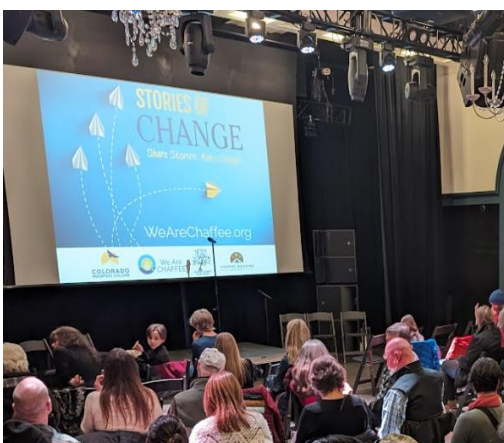
Executive Director Ashley Kappel & CPH Director Andrea Carlstrom



Salida Inclusionary Housing Ribbon Cutting – June 2023  
Board Members Beth Helmke & Eileen Rogers pictured



Board Member Salty Riggs & Staff Trisha Arosemena



We Are Chaffee Dinner & a Movie – Stories of Change



**CHAFFEE HOUSING**  
AUTHORITY

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Salida, CO 81201

[info@chaffeehousingauthority.org](mailto:info@chaffeehousingauthority.org)

(719) 920-3497

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*The Holiday Spectacular*  
A festive evening to benefit  
*Jane's Place*  
Saturday, December 16<sup>th</sup>, 2023  
Featuring  
Believe Dance Academy & The Salida Starlettes, SHS Varsity Choir, Salida River Tribe, and Salida Circus