



City Council Work Session

448 E 1st Street, Room 190 Salida, Colorado 81201

November 3, 2025 at 6:00 PM

Agenda

Please register, **BY 4:30 pm the day of the Work Session** for City Council Work Session
https://zoom.us/webinar/register/WN_AlrC-BsIRNiigokU1E5K4w
After registering, you will receive a confirmation email containing information about joining the
webinar. To watch live meetings:
<http://www.youtube.com/@cityofsalidacolorado>

Discussion Items

1. Extraordinary Teen Council Update
2. Chaffee Housing Authority Affordable Housing Update
3. Ice Rink for Chaffee County discussion
4. Vero Touch Presentation

Adjourn

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.



TO	City of Salida Council Members
FROM	Marjo Curgus, Executive Director
DATE	October 28, 2025

Dear City of Salida Council Members,

Chaffee Housing Authority continues to build its capacity to address affordable housing in the city and countywide. Below are some highlights from the past quarter.

Real Estate Development & New Construction

- **Jane's Place** is proceeding on budget and on schedule. We expect CO in late December and have planned a public Open House and an invite-only Ribbon Cutting Ceremony for Friday, December 19, 2025. There will additionally be a Saturday, December 20, 2025 Lease Up Event for community members interested in living at Jane's Place. All council members can expect to receive an invitation for the ribbon cutting ceremony soon.
- Both the **Flour Mill** and **The Crossing BV** were awarded Prop 123 Equity funding. CHA submitted a \$1.1M application for the 20 - unit Flour Mill Apartments in October and a \$1.6M application for 33 - unit The Crossing BV in August to the state's Housing Development Grant to support construction.

The Crossing BV was awarded in October and the Flour Mill application has passed its second hurdle with a decision expected by the end of the year. The Crossing BV Apartment construction financing will close by the end of the year with construction to begin in 2025. These units are anticipated to be modular factory construction which will expedite the construction timeline with occupancy expected in early 2027. The Flour Mill, if awarded the HDG funding, would close on financing in early 2026.

Real Estate Preservation

- Following the announcement of the transfer of the **Sulzenfuss Estate** to the Anglican Mission in America (AMiA) and the displacement of long term tenants, CHA met with the church representative and the estate legal representative. CHA submitted a proposal for a purchase option on two multifamily properties consisting of 10 units. The AMiA has agreed to provide CHA with this purchase option with an expiration date for financing by May 2026. CHA has reviewed funding cycles and will be submitting applications, if approved by the Development Committee, to try to preserve these properties as affordable housing. The goal would be to rehabilitate these properties with interior updates and other structural improvements, maintaining the stock of larger 2 and 3 bedroom apartment units, and preserving a historic 1901 apartment in downtown Salida for our workforce. This project is by no means a done deal and still has to proceed through

many complicated steps, but we are excited at finding a potentially mutually beneficial outcome for both the church and our community.

Development Partnerships

CHA revised its “**Special Limited Partnership**” policy and process this past fall in anticipation of impending applications. These partnerships provide financial support to the CHA operations in exchange for property and sale tax abatement and other services. Developers benefit from tax abatement and partnerships with additional points in state and federal funding applications with the tax abatement counting towards local contributions.

- Partnership Agreements are currently under review by the Board of Directors for both the Flour Mill and The Crossing BV.
- Staff have received a Special Limited Partnership application from Northpoint Development (senior LIHTC developer) for tax abatement.
- CHA was approached by Art Space about our partnership policy and it was of interest if they pursued a tax credit project.

Unsheltered and Housing Insecure

- In October, CHA implemented a system to accurately track inquiries for housing assistance. This system will help us report back each quarter with the data available in January 2026 for Q4 2025.
- One trend we are seeing is an increase in **very low income seniors** on a fixed income who are living in a car/RV or housing insecure due to rising costs. We are currently working to adequately respond to these referrals by expanding our partnerships and creating a senior bridge housing at Molly House at Jane’s Place. A 2 bedroom apartment will provide low income seniors who are currently housing insecure a shared apartment with a private bedroom to “bridge” the period between when they apply for an income restricted apartment and when there is a vacancy. While this time period can vary depending upon vacancy, it can sometimes take over 6 months.

Regional Planning and Policy

- A draft **Housing Needs Assessment (HNA)** has been shared with the local jurisdictions for review. The jurisdiction planning team members who will be involved in the process are being identified with the first meeting upcoming. The goal is to complete the HNA by the end of August 2026 in order to permit time for each jurisdiction to submit a Rural Resort Petition, an important milestone and process for meeting Prop 123 commitment requirements.

Board of Directors Recruitment Process Revisions

The CHA Board of Directors and its Board Development Committee has worked collaboratively with the City of Salida, Town of Buena Vista, and Chaffee County to improve upon the recruitment and selection process for board members. For the upcoming vacancies, the goal is to:

- The CHA Board will conduct a skills assessment to determine outgoing skills and desired skills to help direct recruitment and selection criteria.
- A single application and application portal has been developed on the CHA website. Letters of Interest and resumes will come through our site and be shared with local government partners.
- Coordination will occur on the press release and outreach.

- Applications will be reviewed using selection criteria by representatives from each IGA Members and CHA Board of Directors (Christy, Brian, Beth, and Monica) to select the interview pool.
- This pool will then permit jurisdictions to select any applicant for jurisdiction specific interviews. While Salida's candidates must reside within the city limits, there is significant latitude for the county, At Large, and even BV (north end). This ensures quality candidates may be considered for multiple open vacancies without having to apply multiple times.
- Interviews will be recorded.
- Applicants will be encouraged to begin attending board meetings to familiarize themselves with CHA.
- The goal is to move forward with recruitment the first week of November and try to select candidates by the final December meeting. The Board Development Committee wants to initiate board member onboarding while there can be overlap of new and outgoing board members.

CHA Operations

- The [2026 CHA Budget](#) draft has been posted to the CHA website and an overview was presented at the October Board of Directors meeting. Compared to prior years, CHA is headed into 2026 more stable than in the past. There are still quite a few unknowns and we hope to have more clarity by the beginning of December. The Board of Directors will approve and adopt the final budget at the December board meeting. In the Q1 2026 presentation, I can present CHA 2026 budget, priorities, and the 2025 Annual Report.
- CHA's goal is to create operational stability that will come from fees for service, partnerships, and asset ownership. Over the next few years, we will see an increase in this type of revenue each subsequent year. However, it will take at least three years for CHA to benefit from the projects we expect to earn revenue from.