



City Council Work Session

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

May 5, 2025 at 6:00 PM

Agenda

Please register for City Council Work Session https://zoom.us/webinar/register/WN_AlrC-BslRNiigokU1E5K4w

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. Xcel Energy Update
2. Chaffee Housing Authority Annual Report

Adjourn

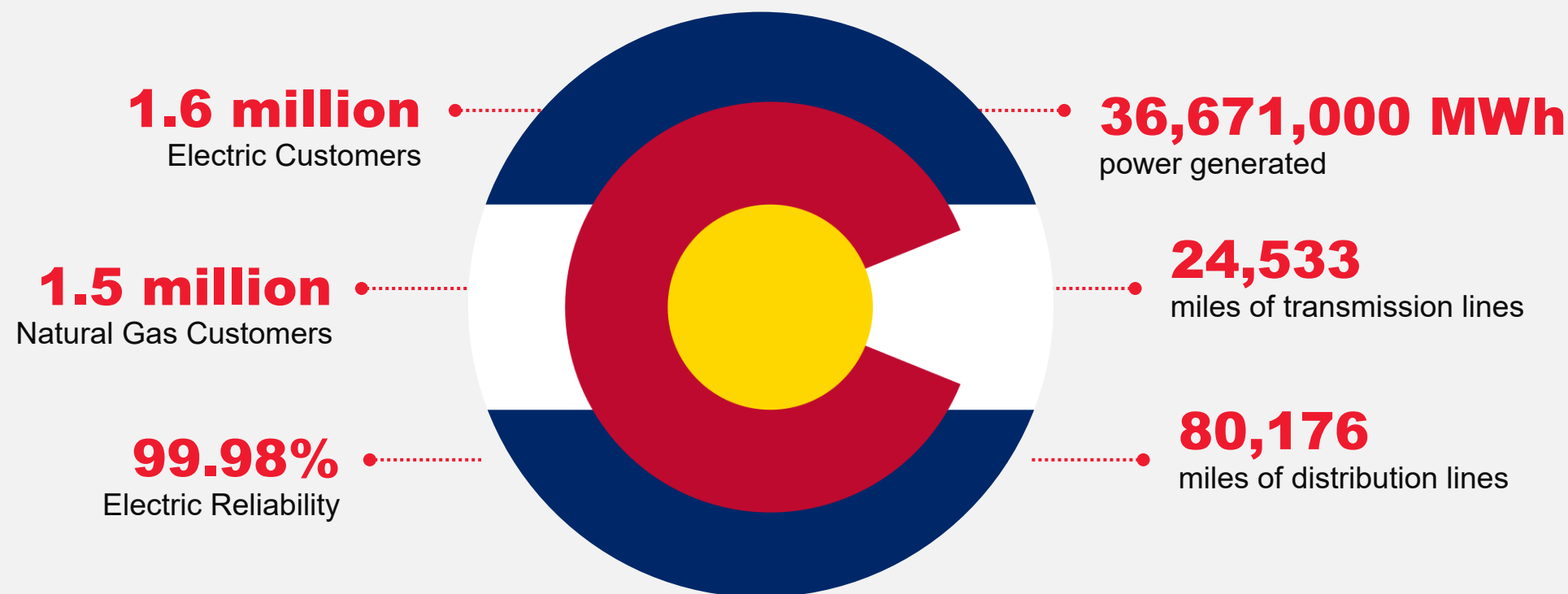
Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.



WILDFIRE MITIGATION EFFORTS IN COLORADO

April 2025

Delivering safe, reliable, affordable, and clean energy to Coloradoans



Wildfire Mitigation: Context

Extreme weather and drier conditions mean that **wildfires are a near year-round growing threat in regions across the country**, even in areas that haven't traditionally been wildfire prone.

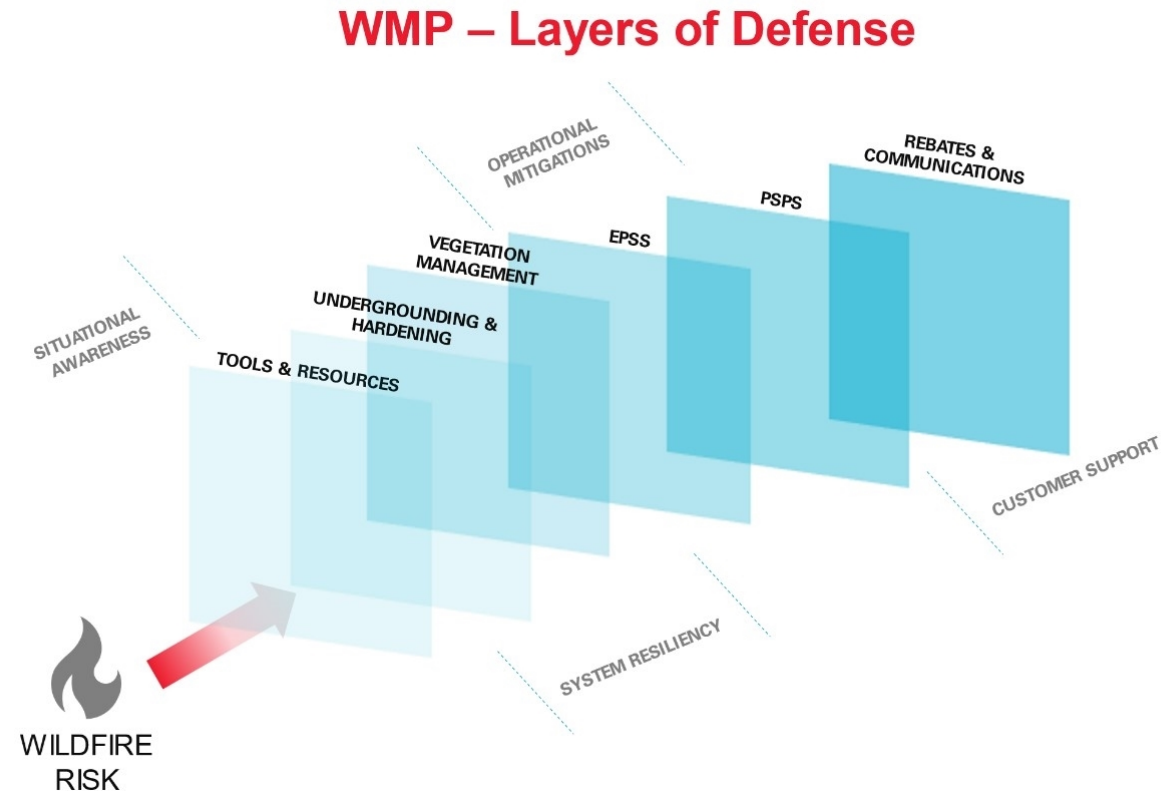
Xcel Energy is committed to doing our part and will continue to make strategic investments to help protect our customers, communities, and way of life.

Our goal is to ensure that no catastrophic wildfire is started by Xcel Energy assets—and our wildfire mitigation efforts are intended to support that goal.



Wildfire Mitigation: Layers of Defense

- **Situational Awareness**
 - Technologies
- **System Resiliency**
 - Hardening, undergrounding
 - Vegetation management
- **Operational Mitigations**
 - EPSS / PSPS
- **Customer Support**
 - Outreach & Communications
 - Rebates

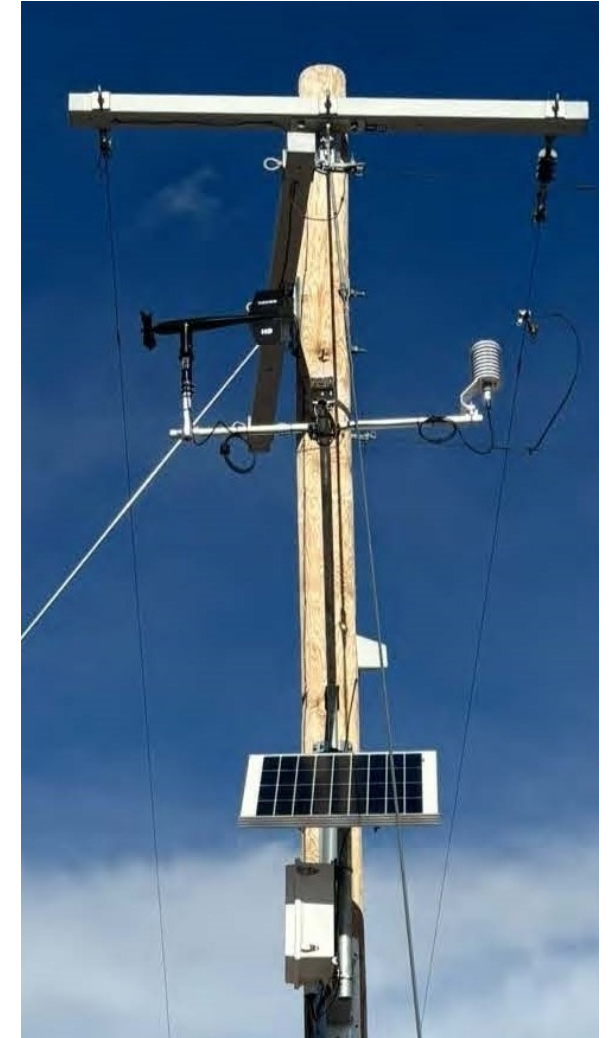


ONGOING WILDFIRE MITIGATION WORK

Ongoing Wildfire Mitigation Work

Situational Awareness: Weather Stations, AI Cameras

- Two Pano AI cameras overlook valley
 - Alerts sent directly to Emergency Managers
- NWS weather station located near distribution line in valley
 - Data accessible 24/7
- 274 Xcel Energy stations planned in Colorado
 - 3-5 Xcel stations planned near Chaffee County assets
 - Measures temperature, humidity, fuel moisture, wind/gust speed
 - Direct 24/7 communications with company meteorologists



Ongoing Wildfire Mitigation Work

System Resiliency: Pole maintenance, replacement in Chaffee County during 2023, 2024

- Conducted significant pole assessments in 2023, which led to more than 750 work orders
 - Replaced 310 poles
 - Including 26 poles set by helicopter over Monarch Divide
 - Repaired issues on 77 poles
 - Remaining work to be completed in 2025
- Will conduct overhead pole assessments (OPA) on more than 3,000 poles in Salida/Poncha Springs area during 2025
 - Approx. 100 pole replacements planned
 - 7 poles requiring helicopter to set are planned



Ongoing Wildfire Mitigation Work

System Resiliency: 2025 Planned Conductor Replacement Starting in 2025

Rebuild 9.5 miles of conductor in Salida, Smeltertown and Poncha Springs in 2025, 2026

- Replace bare copper conductor with ACSR (steel-core multi-strand aluminum)
 - Improved performance
 - Greater strength
 - Upgrade 2,564 system protective devices
- Proactive outreach for planned customer outages



Ongoing Wildfire Mitigation Work

System Resiliency: 2025 Planned Component Upgrades

In addition to conductor replacement, more than 2,500 components will be added to improve system reliability and resiliency

- 701 Expulsion Limiting Fuses (ELF)
- 663 Cutouts
- 585 Lightning Arresters
- 525 Wildlife Guards
- 90 Fault Indicators



Ongoing Wildfire Mitigation Work

System Resiliency: Vegetation Management

- Helps reduce power outages, allows crews to work safely on power lines
- Conducted on a three- to five-year maintenance schedule
- Enhanced work in Wildfire Risk Zones includes clearing trees, shrubs, dense grasses and other vegetation around structures, corridors and equipment
- Chaffee County VM work last completed in 2023 and 2024



Operational Mitigations: EPSS and PSPS

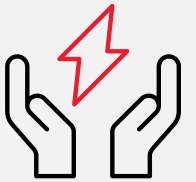
Both EPSS and PSPS are only used when the temperature, wind speed, relative humidity, and available fuel sources indicate a high risk for wildfires.

Enhanced Powerline Safety Settings (EPSS)



- EPSS allows for power lines to remain in-service during periods of elevated wildfire risk with protection settings enabled—unless an object actively causes a fault on the line.

Public Safety Power Shutoff (PSPS)



- In a PSPS event, power is proactively shut off for safety. This is not a step we take lightly.
- PSPS is a mitigation tool used when risk cannot be adequately reduced by EPSS and other methods.

Xcel Energy is continually investing in and building out our systems to limit the size, scale, and duration of potential power disruptions.

Customer Support

Outreach & Communications, rebates

- Enhanced PSPS communications
- O&C in advance of vegetation management
- O&C in advance of system upgrades, major maintenance
- Planned outage notification calls
- Rebates for backup generation, batteries proposed

48-72 Hours in Advance of PSPS

- Notification to OEMs, local and state officials, the Commission, Critical Customers, and Qualifying Medical Customers of Potential PSPS

24-48 Hours in Advance of PSPS

- Notification to OEMs, local and state officials, the Commission, and potentially affected customers (including Critical Customers and Qualifying Medical Customers) of PSPS

1-4 Hours in Advance of PSPS

- Notification to OEMs, local and state officials, the Commission, and potentially affected customers (including Critical Customers and Qualifying Medical Customers) of Imminent PSPS

Every 24 Hours during PSPS

- Restoration Updates to OEMs, local and state officials, the Commission, and affected customers (including Critical Customers and Qualifying Medical Customers)

Restoration Notification

- Confirmation of Restoration to OEMs, local and state officials, the Commission, and affected customers (including Critical Customers and Qualifying Medical Customers)

2025 – 2027 WILDFIRE MITIGATION PLAN





CHAFFEE HOUSING — AUTHORITY —

ANNUAL REPORT 2024

Prepared for:
The City of Salida, Chaffee County and Town of Buena Vista

Prepared By.
Chaffee Housing Authority

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2024 Overview

A Year of Change and Growth

Each year, as a requirement of the Intergovernmental Funding Agreement between the CHA, City of Salida, Chaffee County, and Town of Buena Vista, the housing authority must submit an annual report providing a summary of progress towards key metrics. The purpose of this report is to provide local government members an update on the successes and challenges in providing affordable housing programs and services to the residents of Chaffee County.

The past year is one of significant change for the Chaffee Housing Authority. At the beginning of 2024, CHA became a stand-alone public entity in January after three years of being supported as part of Chaffee County. CHA moved out of the Toubert Building into a new office in February. In April, the CHA Board of Directors learned the Jane's Place project would be delayed while a debt-restructuring measure was proposed to the voters in the November election. The CHA's Executive Director stepped down effective in May with the position filled by an Interim Executive Director at the end of July. Lastly, in June, the CHA's 2023 audit identified the CHA would need to restructure its financial management system to be consistent with governmental fund accounting standards, a recommendation that would not be able to be initiated until the 2025 budget process in October.

Despite these challenges, the CHA staff and Board of Directors focused on achieving its mission of delivering housing for all. The Board, joined at the end of summer by the Interim Executive Director, spent April to November educating voters about the importance of supporting the affordable housing ballot measures. While only one of the ballot measures was successful, passage of 6B in November ensured the CHA's ability to function by removing TABOR limitations. During the campaign, the CHA staff remained focused on delivering high quality programs to community members as well as on seeking financing for affordable housing projects. Immediately following the election, the CHA immediately moved forward with ending the year strong with three affordable real estate projects:

- Closing on the final construction finance for Jane's Place in November and a contract with DSI to initiate construction in January 2025.
- Acquisition and preservation of the 505 Apartments in December.
- Entering into a development agreement with the developer of Alpine West for a land banking acquisition project that will close in early 2025.

The CHA is well positioned to grow its regional impact in 2025 and achieve affordable housing objectives for the City of Salida, Chaffee County, and Town of Buena Vista.

Annual Report

IGA Financial Highlights

Local governments contributed \$535,480.00 to the Chaffee Housing Authority for the 2024 budget.

<i>Table 1: Intergovernmental Funding Contributions</i>	
Member Jurisdiction	Contribution
Town of Buena Vista	\$ 15,245.00
Chaffee County	\$ 139,110.00
City of Salida	\$ 31,125.00
Lodger's Tax Reallocation Fund (LTRF)	
	\$ 170,000.00
	\$ 180,000.00
2024 Budget Total Intergovernmental Revenue	\$ 535,480.00

Of the total allocated for 2024, the \$185,480 from local governments plus \$170,000 from the Lodger's Tax Reallocation Fund supported operating costs for the Chaffee Housing Authority including staff (the Executive Director and the Real Estate Projects Manager), office rent, and general operating expenses (e.g. legal, office supplies, computers and IT, etc.). **CHA leveraged this \$535,480 public investment to bring an additional \$7,072,603 into Chaffee County in 2024 for financing affordable housing preservation and new construction projects.**

CHA and Chaffee County also executed a memorandum of understanding allocating \$180,000 from the Lodger's Tax Reallocation Fund to a debt reserve fund for the CHA. A debt reserve is bank requirement for executing affordable housing loan transactions. It provides additional security on a loan and is held to ensure sufficient funds are available to cover payments to the lender in case the CHA experiences a period of low cash flow. The debt reserve fund was initially to be used for Jane's Place construction loans and funds were requested in 2023. However, as the CHA was nearing closure on Jane's Place financing, the amount requested exceeded the bank requirements. The CHA approached the Board of County Commissioners to request the balance to be allocated to debt reserve for another CHA project, the acquisition of the The 505 Apartments. The debt reserve fund is being held in a Colorado Trust account until these two loans are paid in full. Assuming the CHA will never need to access these emergency funds, at the end of the loan terms the Lodger's Tax will be reallocated to the debt reserve requirements for future projects reinvesting these public dollars for additional public value.

Strengthening Financial Management

Since October, the CHA has been working to strengthen its financial management system. The 2023 annual audit was received in June 2023. It identified the need to utilize government fund accounting. The adopted 2024 budget was principally one fund although it did separate all Jane's Place construction financing into a capital outlay line item and bank account. The CHA adopted the 2025 Budget in December 2024. This budget includes four government funds - general, capital, real estate, and revolving loan. The CHA has also been researching alternative financial management software programs that offer better functionality than Quickbooks, yet also maintaining affordability and ease of use for a small staff without a financial manager. CHA will be implementing a new financial management system by the end of Q1 2025.

Progress on Affordable Housing Targets

The 2022 Chaffee County Housing Needs Assessment (HNA) identified a need for 435 *catch up* units (housing need in 2022) plus 670 *keep up* units (housing for the future) for a total of 985 units by 2027.

The CHA collaborates with the City of Salida and Town of Buena Vista to manage the **Chaffee Housing Tracker** which monitors regional progress towards the housing targets identified in the 2022 Housing Needs Assessment. The Housing Tracker measures units needed, units in preconstruction, units constructed, and units completed by jurisdiction and by Area Median Income (AMI). While this is useful for tracking units in the City of Salida and Town of Buena Vista towards each individual AMI target, it is not currently designed to understand progress towards the total unit target of 985 units. The last update to the Tracker was made in November 2024. At the time of this report, the CHA was working with the Town and City to update data for Q1 2025.

Looking at the progress in the Tracker, CHA offers the following observations for considerations in the 2025 Housing Needs Assessment update:

- The need for rentals for very low (30% to less than 60% AMI) and low (60% to less than 80% AMI) incomes has not been met. As long as development costs remain higher in rural resorts and state grants limit the per unit subsidy to no more than \$75,000, Low Income Housing Tax Credit (LIHTC) projects or development of a local funding mechanism to deepen per unit subsidies are likely the only options to finance units for incomes below 70% AMI.
- State grants and low interest loans are successfully supporting the development of apartments that meet the needs of 80-120% AMI.

- Progress is being made in homeownership in Salida and Buena Vista with both communities exceeding the targets for the 80-100% AMI. However, the Chaffee Housing Trust has reported that high interest rates have slowed absorption of their units in this AMI despite high interest and demand. CHT and CHA expect that as interest rates decline, more households will be able to access homeownership opportunities.
- Homeownership targets for units above 100% AMI progressed more slowly in 2024. However, Salida and Buena Vista both have projects in the pipeline that are not yet reflected in 2024 data.

In 2025, regional partners should discuss indicators that will be the most useful long term. With SB24-174, the State of Colorado will be implementing a new methodology for tracking affordable housing metrics consistently across all jurisdictions towards statewide targets. While HNA targets are still important to monitor, the City, Town, and County will all need to track their individual commitments as well.

In July, the Chaffee Housing Authority and local governments were notified that the 2022 Housing Needs Assessment (HNA) would likely not meet the new methodology required by SB24-174. Chaffee County took the lead and secured grant funding from the Department of Local Affairs (DOLA) for an update to the regional HNA. At the time of completing this report, the CHA has been notified by DOLA that staff had reviewed the report and given the 2022 report conditional approval. The DOLA memo confirmed that while the 2022 does indeed meet most of the requirements of SB24-174, it has data gaps that will need to be met in an update. The timing of the HNA and the need to update tracking methodologies is an opportunity for the region to re-envision how to represent housing data and progress towards goals.

CHA Accomplishments

Capital Projects

For the CHA, 2024 was a pivotal year for real estate with three affordable housing projects.

A. Jane's Place

Jane's Place hit a major roadblock in April 2024 when the CHA identified it needed to debruce in order to remain in compliance with TABOR. Following the successful ballot measure campaign (6B) in November, CHA was able to move forward with this long awaited community-driven project. In December, CHA closed the final gap in funding for Jane's Place with a maximum \$1,880,000 construction loan from High Country Bank with a below market 4.75% interest rate. CHA quickly entered into a construction contract for Phase 2 with DSI with a guaranteed maximum price of \$4,873,550.

Construction initiated in January 2025 with completion expected by the end of 2025 or early 2026. Total project costs for Jane’s Place, including Phase 1 which was completed in 2023, will be \$5,600,000. During 2024, CHA spent less than \$3,000 on Jane’s Place for due diligence and paying the monthly water fee.

B. The 505 Apartments

In December 2024, the CHA acquired a 19-unit complex, The 505 Apartments, through the Chaffee Housing Development, LLC (CHD-LLC) as an affordable housing preservation project. Preserving existing affordable housing is an important strategy that supplements new affordable developments. It prevents displacement and is generally cheaper than building new units. (By comparison, the 505 purchase of 19-units was less than the construction of the 17-units at Jane’s Place.) This project was financed with two low- interest loans offered by the State of Colorado (THLF and AHIF) and one conventional loan as last gap financing.

<i>Table 2: The 505 Financing</i>	
Capital Source	Financing
1st Southwest Bank Conventional Loan (7%)	\$ 537,443.00
1st Southwest Bank State of Colorado Loan (3%)	\$ 1,468,160.00
THLF	\$ 1,900,000.00
Total Acquisition Cost	\$ 3,905,603.00

C. Alpine West Land Banking

A result of a developer-CHA partnership, CHA was awarded a Prop 123 Land Banking grant for \$1,320,000 in April 2024. The grant is to be used to acquire a parcel in the Alpine West development on CR 306 Buena Vista. While this project is in the county, it sits adjacent to the town. During 2024, the developer for Alpine West proceeded through the land entitlements process. In December, CHA’s Board of Directors approved entering into an agreement to share infrastructure costs with the developer and to acquire approximately 2-acres for a future affordable housing project. CHA will close on this grant acquiring a parcel in April 2025. The project will be entitled for up to 72 affordable apartments and up to 6 workforce condos. The grant requires the CHA meet two key milestones or risk forfeiting and repaying the grant through the sale of the parcel. The milestones are that 1) within 5 years, a zoning and development plan must be approved; and 2) within 10 years, the development permits and construction loan(s) must be closed and financed.

Development Partnerships

The CHA offers different types of support to private developers interested in collaborating on affordable housing development. CHA answers developer questions providing guidance on including affordable housing in a project, supports projects with financing by assisting with development of state financing applications, and provides formal structures such as the Special Limited Partnership which offers tax abatement for a minor percent CHA ownership.

A. Developer Consultations and Capital Financing Support

In 2024, CHA offered guidance on processes and funding opportunities to new developers to explore opportunities. The CHA initiated three (2) new relationships in 2024 and continued three (3) relationships developed in 2023. These include:

<i>Table 3: CHA Collaborations and Partnerships</i>		
Interested Party No.	Municipal Location	Current Status End of Year
1	Salida - not yet a specific project	Looking at options with private property in SE Salida. Prior affordable housing project experience.
2	Salida - the Flour Mill	This project secured entitlements through the City of Salida. CHA has been providing guidance and support on seeking financing for affordable housing and infrastructure. At the end of 2024, no financing had been secured.
3	Salida - not yet a specific project	Looking at options with private property on the Mesa in Salida. No prior affordable housing experience.
4	Buena Vista - Alpine West	Awarded grant for acquisition of land with entitlements for 78 affordable units. Closing scheduled for April 23.
5	Buena Vista - The Crossing	This project has prioritized the market rate and homeownership units first with CHT. Financing of the 33 apartments with CHA is delayed due to the need for a new HNA and Rural Resort Petition. CHA supported the submission of two (2) applications for the apartments. Unfortunately, these were not funded in 2024.
6	Buena Vista - The Homestead	The CHA provided some initial guidance to The Homestead in Buena Vista in 2023. This project has been working through the entitlements process through the Town. CHA provided a letter of support for the project to proceed through entitlements and CHA willingness to engage in the future. This project has yet to identify appropriate financing to subsidize the affordable housing portion of the project and has scaled back its initial goals for an apartment complex.

B. Special Limited Partnerships

Under C.R.S. § 29-4-227, a developer can enter into a partnership with the CHA to receive tax abatement benefits. An Special Limited Partnership (SLP) may only apply to the portion of a project that is occupied by affordable housing and (a) that is wholly owned by a housing authority; (b) in which a housing authority has an ownership interest; or (c) in which an entity wholly owned by a housing authority has an ownership interest. The SLP project is exempt from property tax, and during construction, is exempt from both sales and use tax. An SLP provides costs savings to the development partner and provides the housing authority with a source of sustainable revenue.

The Midlands

As a relatively new tool in the housing authority toolbox, the CHA currently has one (1) Special Limited Partnership with the Midlands, a 60-unit apartment complex in Buena Vista serving 80-100% AMI. This agreement structure offers the CHA a 0.01% ownership in the project in exchange for tax abatement. The CHA also entered into a fee for service agreement with the Midland for conducting Tenant Income Verification for the income restricted units during the application process and once leased, for existing tenant annual recertification. The apartments are projected to be occupied by May 2025. Income verification of new tenants began in January 2025. CHA has additionally supported the Midlands with providing marketing and outreach about the future availability of its units since late 2024.

Future Projects

In 2024, the CHA discussed forming an SLP with two other projects. However, at the time, these projects were not yet ready to formalize an agreement. The CHA anticipates future SLPs with The Crossing and The Flour Mill in 2025 once those projects are adequately financed.

Lastly, staff is recommending the CHA Board of Director's Development Committee conduct a review of the Midland's SLP in 2025 and apply any lessons learned to improving the use of this tool in Chaffee County.

Housing Preservation

A. The 505 Apartments

The CHA successfully acquired and is now managing the 19-unit 505 Apartments in Salida in December 2024. This project provides housing for 80% to 100% AMI and is one of the few affordable housing rentals that allows pets.

B. Mobile Home Park Preservation and Resident Owned Communities

Mobile Home Park Preservation. The CHA has provided support to the Chaffee Housing Trust through utilization of the CHA-CHT, LLC, helping with financing applications for the acquisition of two mobile home parks (the River Village Mobile Home Park and the Mountain Valley Mobile Home Park), and supporting outreach to residents to collect data necessary for grant applications. Collectively, these two parks preserve 89 units of affordable housing. Within Chaffee County, mobile home parks represented 10% of the existing affordable housing in the 2022 HNA, especially for the lowest income levels.

The CHA-CHT, LLC allows the CHT, which is a land trust, to hold these properties in the LLC until the conversion to a Resident Owned Community (ROC) is completed. The CHA and CHT will sign a Property Management Agreement in 2025 once the properties close for the CHA to act as property manager of both. CHA and CHT will collaborate on the development of a Resident Owned Community process for Chaffee County that can be a model for future mobile home park conversions.

Both of these projects were enabled by the State of Colorado's Right of First Refusal (ROFR) legislation for mobile home parks. **The CHA recommends that elected officials from the member jurisdictions communicate with State of Colorado representatives on the benefits of a state enabled ROFR process in 2025 to ensure continued legislative support.**

Property Management

In 2024, CHA purchased its first active property which expedited the requirement of creating a position for a Tenant & Asset Manager. This position is the lead on CHA property leases and management. Becky Longberg, CHA's longest term employee, transitioned to this position as of January 1, 2025 with her previous position as Housing Manager expiring with the completion of the Health Disparities grant funds on December 31, 2024.

At the end of 2024 the CHA's only property was the 505 Apartments, a 19-unit complex for 80-100% AMI. However, by the end of the second quarter of 2025 the CHA will be managing up to 130 units.

- **CHA Owned.** At the end of 2024, CHA owns and manages nineteen (19) units for 80-100% AMI.
- **CHT Owned.** The Chaffee Housing Trust has constructed or acquired homeownership units for 80-100% AMI that for various reasons, CHT will be renting during 2025. The CHA will enter into a Property Management Agreement with CHT in 2025 for the following properties which will account for about ninety-four (94) units managed by the CHA in 2025.
 - M & 3rd - Salida
 - West End - Salida
 - Forest Creek Cabins - Buena Vista
 - River Village Mobile Home Park - Johnson Village
 - Mountain Valley Mobile Home Park - Poncha Springs

With the acquisition of The 505 and impending management of CHA and CHT units, the CHA initiated the development of a property management software (PMS) system at the end of 2024. The CHA is utilizing a temporary off-the-shelf PMS web-based service (TurboTenant) while it explores other systems developed specifically for affordable housing needs. CHA has identified limitations with TurboTenant that may limit efficiency as CHA expands its services. For the interim, this system does provide CHA with marketing tools to advertise available affordable housing units, maintain tenant files (leases, etc.), and accept online payments for tenant rents. CHA's available rentals page can be viewed at <https://www.chaffeehousingauthority.org/rentals>

Homeownership - City of Salida Inclusionary Housing Program

In 2024, there were only two Inclusionary Housing deed restricted units for sale for a total of three units (3) in the program year-to-year. Activity in this program is expected to increase in 2025 as inclusionary housing pipeline projects become available beginning in summer 2025.

<i>Table 4: CHA - City of Salida Inclusionary Housing Summary</i>	
2024 Activity	Outcome
Total number of Inclusionary Housing Units - All Years	• 3
# of For Sale Inclusionary Housing Units During Year	• 1st Street Unit D • 711 Holman*
# of Units Inclusionary Housing Units Sold	• 1 (1st Street Unit D)
# of Homeownership Households Placed	• 1
# of Households Income Qualified for For-Sale Inclusionary Housing Units	• 7 individuals (<i>co-applicants in a household</i>) • 5 households
# of Inquiries Not Income Qualified	• 5 households
# of Requests for Information and Guidance on Inclusionary Housing	• 10 households
Inclusionary Housing Deed Stewardship	• 1 household recertified

*711 Holman expected to close early April 2025

Housing Insecurity and Stability

The CHA provides targeted services for individuals and families struggling with housing insecurity funded by philanthropic grant sources including the Bezos Day 1 Family and the Health Disparities grant. Each grant has supported different but interconnected objectives. CHA collaborates with Chaffee County Public Health, Department of Health and Human Services, and Chaffee Hospitality Initiative as well as many others.

Understanding CHA's work in housing insecurity and stabilization requires understanding the basic concepts of homeless services coordination. A brief summary of key concepts is provided for review.

Homeless Services Coordination Terminology

The **Continuum of Care** (CoC) is a HUD planning process that government agencies, service providers, advocates, and other stakeholders use to allocate resources and evaluate the needs of people experiencing homelessness in the community, assess the availability of resources, performance of existing activities, and prioritize activities going forward. It qualifies communities to apply for funding from HUD for addressing homelessness.

Coordinated Entry (CE) is the collaborative processes and procedures by which all homeless assistance and rehousing programs in a region work together in a CoC to ensure that services are accessible and targeting individuals and households experiencing homelessness. The goals of a coordinated entry system in Colorado are to improve a community's overall response to the crisis of homelessness.

Case conferencing (CC) refers to the regularly scheduled meetings within Coordinated Entry where various service providers involved in a homeless assistance system come together to discuss individual clients' needs, assess their vulnerability, and collaboratively decide the most appropriate housing and service placements based on available options. The meeting goal is to prioritize the most vulnerable individuals and ensure coordinated support across agencies. Essentially, it's a process to strategically match clients with suitable housing solutions and community services by collectively reviewing their circumstances and discussing potential barriers and solutions.

A. Coordinated Entry

The final year of the multi-year Health Disparities Grant which was 2024. This grant had funded one (1) full-time employee, the Housing Manager, for three (3) years. This position was responsible for helping Chaffee County to build and strengthen its Coordinated Entry processes by participating in the Balance of State Continuum of Care (CoC), hosting Case Conferencing meetings, managing the Homeless Management Information System (HMIS) in Chaffee County, identifying process and system improvements, and building partner capacity for ongoing collaboration.

Through Coordinated Entry, CHA has helped facilitate placement of residents experiencing housing insecurity. Homelessness is ultimately a housing problem. If there are not affordable housing units to move housing insecure or homeless into, the community's homelessness problem will not be solved. A significant outcome of Chaffee County's strengthened Coordinated Entry system was increased access to federal and state housing vouchers for the counties most vulnerable residents.

Housing assistance vouchers are administered by UAACOG and the State of Colorado. CHA was able to help support the expansion of housing vouchers by working directly with individuals to complete required paperwork to qualify for and then be placed in available very low income housing units using available vouchers. **Unfortunately, Chaffee County will likely see a decline in available vouchers and even a net loss in 2025 and 2026 due to reduced federal funding placing our most vulnerable residents at risk for homelessness or displacement.**

Table 5: Administration of Housing Vouchers for Housing Insecure

Rental Assistance Type	Definition	Number of Regional Vouchers	Individuals Served by CHA
CoC PSH Vouchers	Rental assistance administered by UAACOG for the chronic homeless, disability, and in the HMIS database	4	6
SWSHY Voucher	Rental assistance administered by the Balance of State COC for chronically homeless, high public benefits users with zero income	1	1
Place Based Voucher (PBVs)	Type of rental assistance where the voucher is tied to a specific property, not a tenant, and is used to subsidize rent for low-income residents in LIHTC properties.	34	—
Housing Choice Vouchers*	Administered by UAACOG for the very low income, elderly and disabled. CHA assisted UAACOG in the awarding of 25 new-to-Chaffee Housing Choice Vouchers. The State of Colorado gave the Upper Ark Region 100 new vouchers. UAACOG allocated 25 to Chaffee County because of the functioning Coordinated Entry system.	25	—

With the conclusion of the Health Disparities grant at the end of 2024, CHA has modified its responsibilities for 2025 due to changes in funding but with a goal to sustain community progress and capacity. In 2025, the CHA will build upon prior efforts and work community partners to adjust to changes in grants, federal funding, and organizational capacity with a goal of creating a long term plan for managing housing insecurity and homelessness. Identified actions at the end of the 2024 included:

- The Public Health Department sought grant funding for a Housing Navigator taking responsibility for ongoing facilitation of Case Conferencing meetings.
- CHA will continue to administer VI-SPADAT and HMIS to families under the Bezos Stable Family Program.
- CHA plans to hire a Housing Services Case Manager in 2025 to support housing stability with a focus on increasing efforts in homeless prevention in addition to providing housing navigation services for displaced or homeless. This position is grant funded through June 2026.
- CHA will hire a new $\frac{3}{4}$ or full time Housing Navigator in July 2025 to further expand CHA capacity. This position is grant funded through June 2026.
- Becky Longberg, who has been the regional representative and co-chair on the Balance of State Continuum of Care, will train new staff and ensure continuity with regional partners to make adjustments responding to changes in funding with a goal of not compromising program functionality.

- CHA will build into the Jane’s Place operating plan a sustainable mechanism for subsidized rents to support housing homeless and housing insecure families and individuals. CHA collaborated during the end of year Chaffee Gives campaign to convert the Jane’s Place giving page from construction to operations. This campaign will become a permanent annual giving event to support our county’s most vulnerable community members. The narrative for the 2024 campaign can be viewed at <https://www.coloradogives.org/story/Janesplace> and successfully raised nearly \$5,000 in 2024.

B. Bezos Stable Family Program

The Bezos Family Day 1 Foundation grant is a 3-year grant (2023-2026) to support Chaffee County families facing housing insecurity and homelessness. This grant provides financial support to both CHA and Chaffee Department of Human Services (CDHS). CHA’s funding is for \$450,000 for the 3-year period to support a Housing Navigator and Emergency Housing for unhoused families.

In 2024, the Housing Navigator position was vacant for 6 months during Q3 and Q4 following the resignation of a staff member. Core services continued to be provided by the Housing Manager, Becky Longberg. A new Housing Navigator will be hired by the end of Q1 2025 as the CHA restructures staff and eliminates the Housing Manager position.

In March 2024, the CHA and CDHS signed an MOU to work collaboratively on the Bezos Stable Family Program to address short- and longer-term housing instability through emergency shelter, rental deposit assistance, and first and last month rent financial support. Family referrals come from Chaffee Housing Initiative, DHS, or CHA with each agency providing support:

- CHA helps families identify and answer the questions they have around finding and obtaining housing helps them with the application or placement process.
- The CDHS works to address deeper issues contributing to homelessness such as employment and access to benefits and essential services.
- DHS and CHA staff meet regularly to discuss coordination of services for Bezos supported families.
- Grant resources support placing unhoused families in emergency housing using hotels and/or using rental deposit assistance to support their move into more permanent stable housing.

<i>Table 6: Bezos Stable Family Program Summary</i>	
2024 Activities	Outcomes
# of Families Receiving Bezos Emergency Housing Vouchers	• 13 families • 32 unique individuals
# of Families Still Active End of Year	• 2 families
# of Families Receiving 1st & Last Rental Deposit Assistance	• CDHS data
Annual Value of Rental Deposit Assistance	• CDHS data
Annual Value of Bezos Emergency Housing Vouchers	\$60,000

C. Rental Deposit Guarantee

Since 2019, CHA has managed a Rental Deposit Guarantee fund (RDG). The Rental Deposit Guarantee allows for a tenant to get a “loan” from CHA for their rental security deposit. The landlord agrees to a guarantee of payment until the last month of a one year lease when, ideally, the tenant has made all their payments to CHA. At this time, a check for full deposit is paid to the landlord from CHA and the CHA is no longer involved between the tenant and landlord.

This initiative began with a \$40,000 grant from El Pomar Central Peaks Regional Council in 2019. Over the years, there have been expected defaults on some guarantees reducing the amount of funds available year to year. In 2023, this grant was managed financially by Chaffee County and in 2024 was transferred to the CHA. The fund balance for this initiative has declined over the years despite its value in helping low income households get into housing. During the development of the 2025 CHA budget, the CHA set a goal to recapitalize this fund from other unrestricted funds.

<i>Table 7: CHA Rental Deposit Guarantee</i>	
2024 Activity	Outcome
# of Deposits Guaranteed	9
# of Deposit Guarantees Closed	4
# Abandoned (Guaranteed, Not Implemented)	1
Total Value of Guarantees	\$8,376.00.00
Total Value of Guarantees Repaid	\$8,091.00
Value of Guarantees Defaulted	\$0.00
Inquires via Form for Information on RDG	34
Total # of Currently Active Accounts	4

D. Point In Time Count

The Point-in-Time (PIT) Count is a requirement of the HUD Continuum of Care to count sheltered and unsheltered people experiencing homelessness on a single night in January. Sheltered counts on even numbered years include sheltered only including emergency shelter, transitional housing, and Safe Havens on a single night. Every other year (odd numbered years), the count also includes unsheltered people experiencing homelessness.

The Point In Time Count (PiT) in Chaffee County has been conducted by Chaffee Housing Initiatives (CHI) with significant support from Becky Longberg of CHA. In 2024, the numbers reflected only for those who were in CHI shelters and those housed by the Bezos vouchers.

<i>Table 8: Chaffee County Point In Time County 20233 – 2025 Comparison</i>			
Type of Count	2023 Outreach and Sheltered	2024 Sheltered Only	2025 Outreach and Sheltered
Sheltered	12	14	21
<i>Men in Emergency Shelter</i>	<i>9</i>	<i>6</i>	<i>5</i>
<i>Women in Emergency Shelter</i>	<i>3</i>	<i>1</i>	<i>4</i>
<i>Youth Sheltered</i>	<i>--</i>	<i>2</i>	<i>1</i>
<i>Families Units</i>	<i>--</i>	<i>5</i>	<i>3</i>
Unsheltered	47	–	23
TOTAL	59	26	43

Outreach and Advocacy

The key focus for the CHA during 2024 was the two (2) ballot measures, 6A and 6B. This took considerable focus for the staff and board. The ballot measures provided the CHA an opportunity to share progress and articulate the its value to the public through public presentations, news media, radio and podcasts. While 6A, the funding measure, did not pass; the passage of 6B ensured the CHA could continue as a functional public entity. Education and outreach during this time identified a need for the CHA to create new talking points for staff and board members and develop a more effective annual communication and outreach strategy. Lack of dedicated staff capacity for communication and outreach is a challenge. In 2025, the staff will work with a board committee to develop a new strategy for publicity that can operate within the capacity of the housing authority. Staff have identified a website update as a key priority due to its direct connection to providing rental and homeownership housing assistance.

WHO WE ARE

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

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.



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