
**Public Policy Committee
Pillar Position Statement**

Date: January 1, 2024

Issue: Workforce Housing

Position:

The EDC encourages policies and developments that increase the availability and affordability of housing across the income range - especially, but not limited to, housing that is affordable to households earning 120% of the Area Median Income (AMI) or below. The EDC refers to housing that is at or below this AMI level as 'workforce' housing.

Strategy 1: Invest in partnerships & best practices.

- a. Engage through the Chaffee Housing Solutions Coalition to advocate for specific high-impact projects.
- b. Advocate with the four jurisdictions for the increased flexibility and efficiency of entitlement processes for projects that will deliver workforce housing.
- c. Advocate for, and elevate, the inter-connection between workforce housing, childcare, and transportation needs in new development.
- d. Advocate for creative public/private partnerships to lower the up-front financing and cash barriers that exist to bring new housing units to market.
- e. Cultivate a continuum, or pipeline, of housing options across the AMI spectrum including market-rate units. Encourage policies that help households 'move up' in the housing market - building wealth while also vacating limited lower-income housing units.

Strategy 2: Advocate for & assist with subsidies.

- a. Work with the Chaffee Housing Authority specifically to help them craft and secure permanent funding that is of a scale sufficient to move the needle on the problem.
- b. Advocate and support jurisdictions, developers, and Coalition partners to access and deploy the large amounts of state and federal grant and subsidized loan dollars currently available.
- c. Review and engage on state-level policy measures that impact local housing, particularly policies that balance local control with statewide mandates, balances incentives vs. regulation, etc.

Chaffee County Economic Development Corporation

339 E Highway 50, Suite 103
Salida, Colorado 81201
Phone: 719-239-2018



Rationale:

The long-term economic viability of Chaffee County, and the quality of life of residents who choose to call our communities home, is directly tied to housing options - both for sale and for rent, throughout the income range, but especially at or below 120% AMI. This level of affordability is not able to be served exclusively by 'the market' given the high cost of land, entitlements, and construction. Therefore, subsidies that lower the end cost-per-square-foot of housing are required to underwrite a vibrant, resilient, and year-round economy. Data, along with the need to balance rental and ownership units, should drive development and deployment of subsidies.

Background:

Access to affordable workforce housing stock is an issue that challenges both urban and rural communities in Colorado, including here in Chaffee County. As the County continues to grow, and a younger, more diverse population chooses to call this area home, we will continue to find ourselves bumping up against the limitations of our current housing stock availability – in both for sale and for rent markets.

The *Chaffee Housing Authority's 2022 Housing Needs Assessment* (HNA) clearly defines the urgency and magnitude of the housing needs in Chaffee County and is considered by the EDC the 'definitive' source for housing needs data locally.

Dig in Deeper:

Learn more about current local affordable and attainable housing work by exploring these resources.

- General:
 - [Chaffee Housing Authority \(CHA\) 2022 HNA](#)
 - CHA's [forthcoming] HNA online status tracker
 - [Chaffee Housing Trust \(CHT\) website](#)
 - [Housing Solutions Coalition - Alignment Statement](#)
- Buena Vista:
 - [Workforce Housing Page](#)
 - [2022 Housing Affordability Code Audit & Recommendations](#)
 - [Carbonate Street development](#)
- Salida
 - [South Ark Neighborhood Plan](#)

Chaffee County Economic Development Corporation

339 E Highway 50, Suite 103
Salida, Colorado 81201
Phone: 719-239-2018



-
- [2022 Salida Community Survey](#)
 - [Salida Projects](#)
 - Poncha:
 - [2016 Economic & Planning Systems, Inc. Housing Assessment of Chaffee County](#)
 - County:
 - Please refer to the CHA information in the General tab