

Work Force Housing

DCI Forum - September 12, 2014

HISTORY

- Chaffee County Housing Summit 2011 - raised awareness about the issue of affordable housing in Chaffee County
- Local officials visited Gunnison County to examine their model for affordable housing in April 2014

AFFORDABLE HOUSING DEFINED

- Targeted at “essential workers” in the community
- Located in or near employment centers
- Includes single, multi-family, owner occupied, rentals, and mixed use
- Affordability = relationship between income/ housing costs
- Housing costs equal no more than 30 % of annual income

ADDRESSING CONCERNS

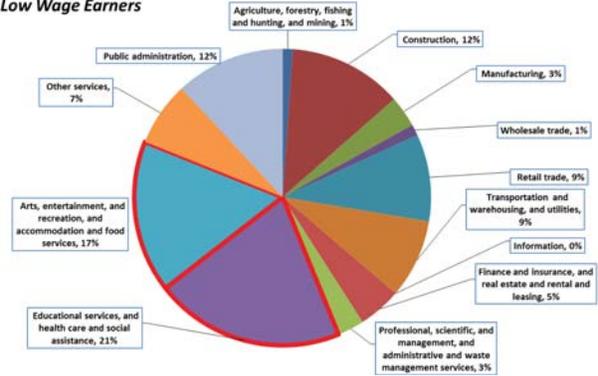
- Property values will not diminish
- Town will do code enforcement of all properties to mitigate violations
- Who are “those people” - Fire fighters, police officers, teachers, health workers, artists, etc.

WHAT IS AFFORDABLE?

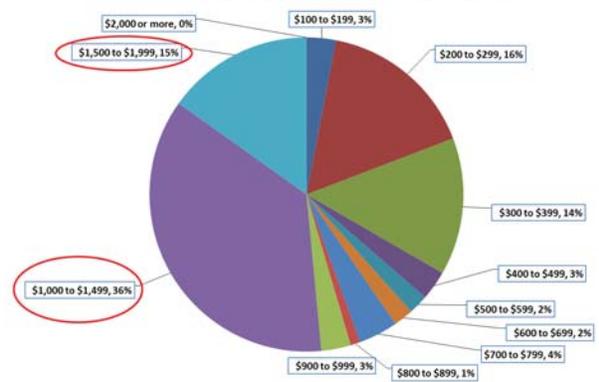
Full-Time Hourly Wages	Salary	Affordable Monthly Housing (30% of income)	Home Purchase Price
\$25	\$50,000	\$1,300	\$228,700
\$20	\$40,000	\$1,040	\$175,800
\$17	\$34,000	\$884	\$144,100
\$15	\$30,000	\$780	\$123,000
\$12	\$24,000	\$624	\$91,300
\$10	\$20,000	\$520	\$70,100
\$8	\$16,000	\$405	\$46,700
Inputs		Mortgage Interest Rate	4.25%
		Monthly Escrow	\$100
		Loan Term (years)	30
		Monthly Utilities	\$75

Buena Vista's Target Income

Workforce by Industry:
38% Low Wage Earners



Monthly Housing Costs - Owner Occupied - 51% Pays >\$1,000



AVAILABILITY

- Buena Vista has 1,217 housing units
- 71 vacant units
- Rental vacancy rate is 5%
- Average monthly rental is \$824
- Average home price is \$191,000
- Average monthly costs for owner-occupied is \$1,039

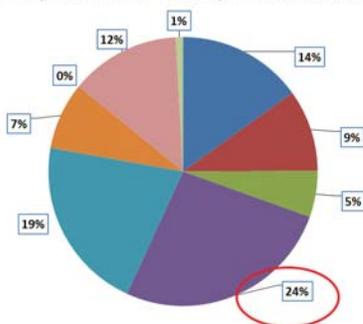
DEMAND

- Buena Vista has 2,647 residents
- Rentals in winter are approximately \$900/ month, in the summer the same units increase to \$100-\$300/ night
- Median earnings for workers is \$29,050
- Median earnings for families is \$53,125
- 1,390 employed in various occupations
- Unemployment rate 5.4%; State 6.9%
- People below poverty rate, 10%
- Average wages = under \$12.50/hour, \$600/month, or \$29,000/ year for Chaffee County

BENEFITS

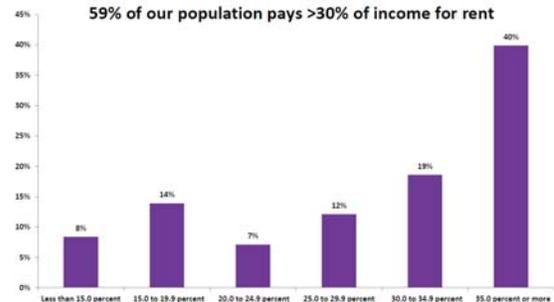
- High quality housing is built
- Workforce housing is integrated throughout development
- Local workforce can afford to live where they work
- Reinforces stability in our neighborhoods and community
- Workforce communities enhance the town's economic development and quality of life
- The town is able to attract and retain the best employers and employees
- The affordability of housing for future generations is preserved

Renter Occupied Income - Average Income \$29,050



Gross Rent as a Percentage of Household Income

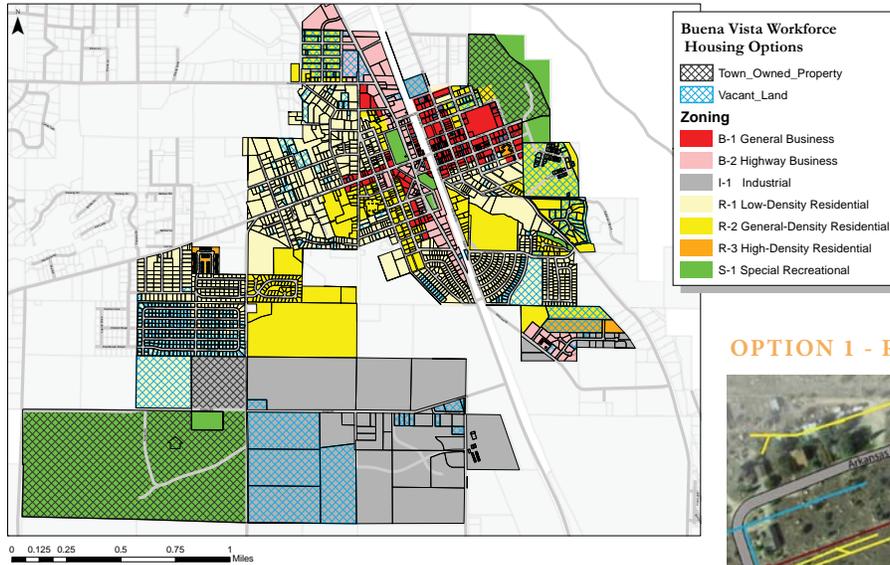
59% of our population pays >30% of income for rent



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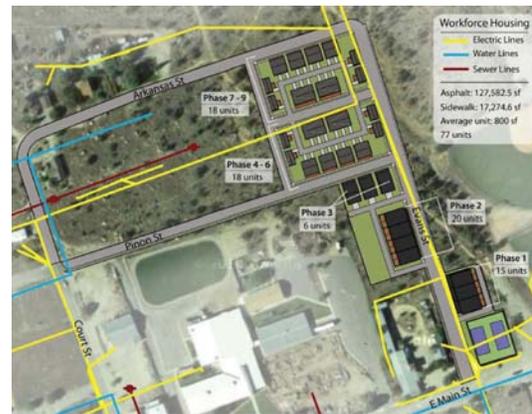
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VACANCIES AND TOWN OWNED MAP



This map identifies the properties in Buena Vista that may be suitable for work force housing. These sites include vacant lots and town owned properties.

OPTION 1 - RIVER PARK



BENEFITS

- Closer to infrastructure – less costs
- Integrated into community
- Additional infrastructure benefits undeveloped areas
- Looping Infrastructure
- Creates a walkable neighborhood – close to Main Street, parks, and schools

DRAWBACKS

- Feels remote due to undeveloped area to the west
- Will need a phasing plan
- Need to address parking - area is congested

OPTION 2 - RODEO GROUNDS



DRAWBACKS

- Most remote – very isolated
- Furthest from infrastructure
- Estimated costs for water sewer and water without roads is greater than \$1.2 million
- Costs do not include water/sewer/road extensions
- Will need a phasing plan
- Not close to any of Town's amenities
- Transportation costs increase – not close to employment centers

BENEFITS

- Retain space in River Park
- More room for parking
- Can accommodate more units

OPTION 3 - VACANT LAND

BENEFITS

- Equally dispersed throughout town
- Bring a valuable use to an underutilized property

DRAWBACKS

- Infrastructure is missing in failed subdivision vacancies
- Not town owned property
- Will need a phasing plan

TIMELINE

