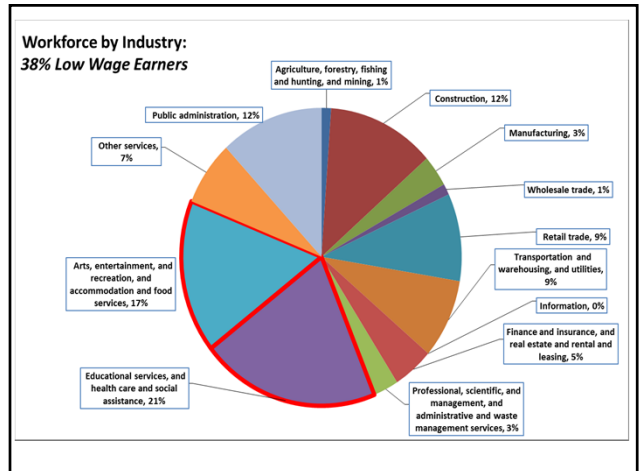
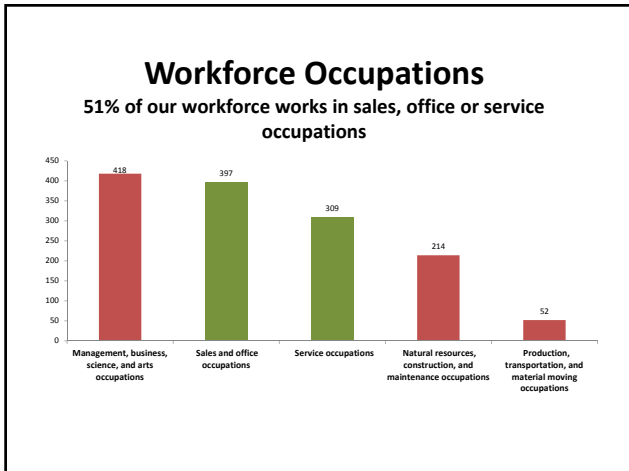
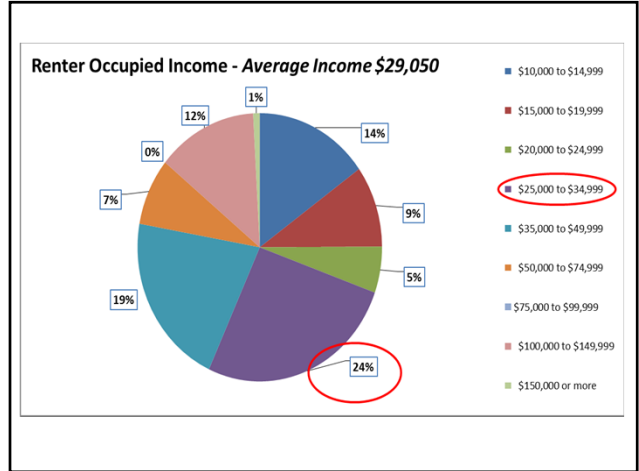
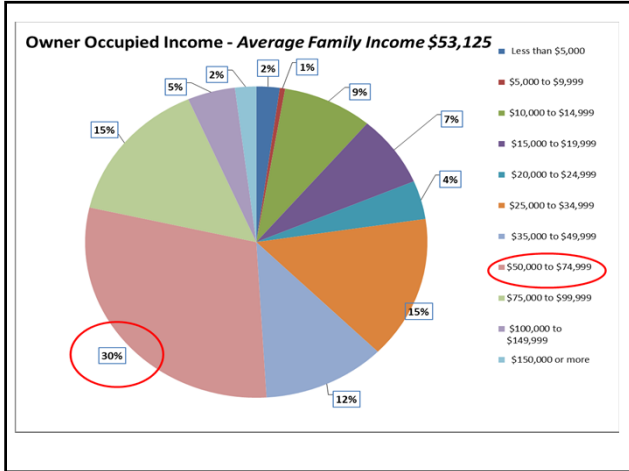




- ### Agenda
- Workforce Housing Defined
  - Workforce Demographics
  - Housing Demographics
  - Housing Affordability
  - Benefits of Workforce Housing
  - What Town can do to help

- ### Workforce Housing Defined
- Subset of affordable housing:
    - Targeted at "essential workers" in a community.
    - Located in or near employment centers.
    - Includes single, multi-family, owner occupied/rentals, mixed use.
    - Income is 30% - 120% AMI.
    - Affordability = relationship between income/housing costs.
    - Housing costs equal no more than 30% of annual income.

- ### *Buena Vista Workforce Demographics*
- Buena Vista has 2,647 residents.
  - 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.



**Table 42  
Employer Opinions on Affordable Housing  
Chaffee County Housing Needs Assessment**

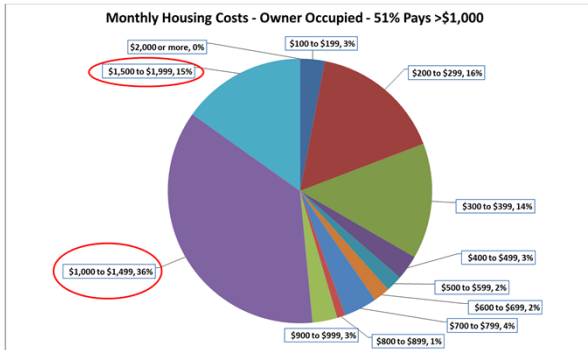
Affordable Housing is:	% of Respondents
<b>88% of Chaffee Employers think Housing is a problem</b>	
Not a problem	0.0%
One of the lesser problems	11.5%
A problem needing attention	51.9%
One of the more serious problems	32.7%
The most critical problem	<u>3.8%</u>
<b>Total</b>	<b>100.0%</b>

Source: National Research Center; Economic & Planning Systems  
H:\15875-Chaffee County Housing Needs\Models\15875-Emp Survey Results.xlsx\Aff Hou

### Buena Vista Housing Demographics

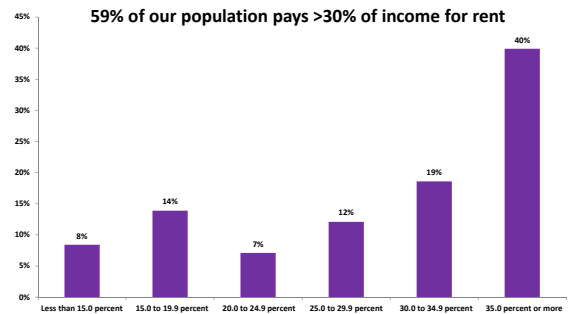
- Buena Vista has 1,217 housing units:
  - 1,146 occupied units
  - 71 vacant units
  - Rental vacancy rate is 5%
- Average monthly rental is \$824.
- Average home price is \$191,000.
- Average monthly costs for owner-occupied is \$1,039.

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



### Gross Rent as a Percentage of Household Income

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

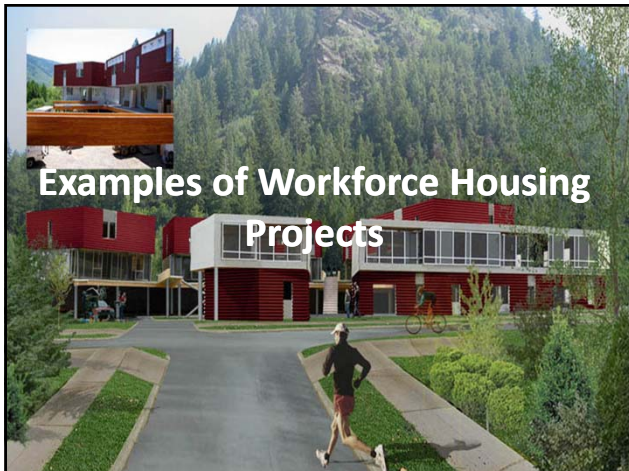


### What is Affordability

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

### Benefits of Workforce Housing

- High quality housing is built.
- Neighbors do not experience a reduction in property values.
- Workforce housing is integrated throughout development.
- Town's ability to provide high-quality affordable housing is increased.
- Our local workforce can live where they work.
- Reinforces stability in our neighborhoods and community.
- Workforce communities enhance the city's economic development and quality of life.
- The city is able to attract and retain the best employers and employees.
- The affordability of housing for future generations is preserved.



**Denver Habitat Transit Oriented Development -  
Bales Townhome Community**

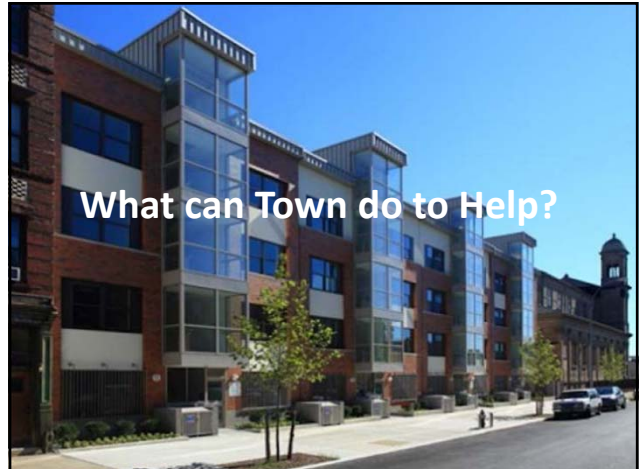


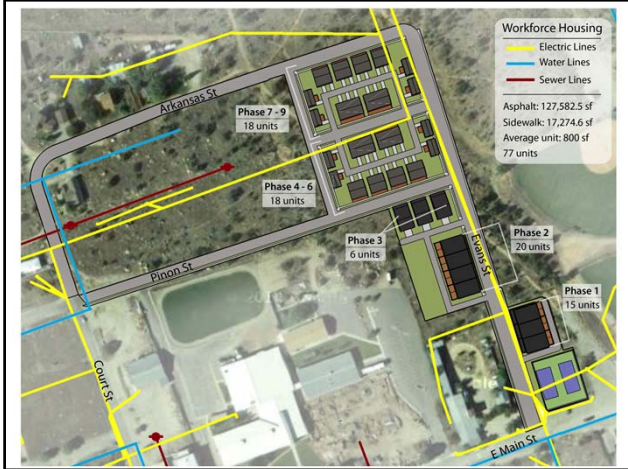
Habitat housing  
located in Salida  
and Chaffee County



Habitat townhomes located  
in California

Workforce Housing at Evans  
Station Lofts in Denver





### Return on Investment (ROI) Property Tax Generation

- Assumption 150 new residents, 18 new units with a house valued at \$200K.
  - \$66,000 – Buena Vista over 30 yrs.
  - \$288,000 – R-31 School District of 30 yrs.
  - \$531,000 – Total property tax collected in Buena Vista over 30 yrs.

### Return on Investment (ROI) Wealth Generation

- Assumption 150 new residents, 18 new units with a house valued at \$200K.
  - \$2.7 m – over 30 years reinvested back into workforce housing
  - \$1.8 m – \$100K for labor/materials per house
  - \$2.2 m – gross income spent locally
    - \$25 – \$55K in sales tax generated annually (potentially)

### Project Requirements

- Cost estimates are approximate figures.
  - Road construction \$265,000
  - Concrete \$158,000
  - Water lines \$158,000
  - Sewer lines \$100,000
  - Market study \$6,000
  - Total Project \$687,000

## Resources

- Community Development Block Grants (CDBG)
- USDA Loans & Grant Programs
- Upper Arkansas Area Council of Regional Governments
- Habitat for Humanity
- Department of Local Affairs (DOLA)
- Private Investors/Developers
- Housing Colorado
- Colorado Housing and Finance Authority (CHFA)
- Housing and Urban Development (HUD)
- Chaffee County Economic Development Corp (CCEDC)

## References

- 2012 American Community Survey
- Colorado State Demography Office
- Census Bureau

## Presentation Summary

- Workforce housing is needed.
- Significant return on investment.
- Public/private partnership opportunities.
- Housing is a key component of economic development.

