

CITY OF SALIDA WORK FORCE HOUSING STRATEGIES

Action	Responsibility Center			Recommended by CCHNA?	Degree of Difficulty	Time Frame (Months)	Average Median Income Levels				PC		Public		Total	
	Salida	Chaffee County	Others ?				< 60%	60-80%	80-120%	> 120%	Green	Red	Green	Red		
A Land Use Policy																
1	Negotiate % of WF Housing through Annexation	Yes	No	No	Yes	Low	3		●	●	●	1			-2	-1
2	Negotiate % of WF Housing through Planned Development	Yes	No	No	Yes	Low	3		●	●	●	1			-1	0
3	Pursue Inclusionary Zoning Ordinances and Linkage Fee	Yes	No	No	No	High	12 or >	●	●	●	●	3		1	-1	3
4	Identify and Market Low Income Housing Tax Credit Project	Yes	Yes	Land Owner	N A	High	12 or >	●	●			3		5		8
5	Identify and Zone Additional Land for Multi-Family Housing	Yes	No	Land Owner	Yes	Low	12		●	●	●	1		8		9
6	Invest in Infrastructure	Yes	No	No	Yes	High	12	●	●			1		8		9
B Development Code Amendments																
1	Increase Density for Rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●	2		10		12
2	Increase Building Coverage for Rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●			1		1
3	Increase paving coverage for rental in R-3, R-4 and RMU	Yes	No	No	Yes	Medium	3 - 6		●	●	●			1		1
4	Increase Height for WF Housing	Yes	No	No	Yes	High	3 - 6		●	●	●	1		3	-10	-6
5	Reduce parking requirements for MF Housing	Yes	No	No	Yes	Medium	3 - 6		●	●	●			7		7
6	Reduce Process for Multi-Family Development	Yes	No	No	N A	Low	3 - 6			●	●	1		4		5
C Organization																
1	Form County Housing Authority	Support	Yes	No	Yes	Med-High	18	●	●	●	●	1		1	-1	1
2	Expand Salida Housing Authority	Yes	No	B of Directors	Yes	Medium	12	●	●	●	●		-1		-2	-3
3	Form Multi-Jurisdictional Housing Authority	Yes	Yes	UAACOG	Yes	Med-High	18	●	●	●	●	6		19		25
4	Form Community Housing Development Organization (CHDO)	Yes	Yes	Yes	Yes	CHT	Exists	●	●	●	●			4		4
D Financial Tools																
1	Delay Payment of Fees	Yes	Maybe	No	Yes	Med-High	6		●	●	●			4		4
2	Create Fund to Pay Sewer and Water Taps (ED Fund)	Yes	No	No	Yes	Low	3	●	●	●	●	1		9		10
3	Pay or Waive Open Space Fees	Yes	No	No	N A	Medium	6	●	●	●	●		-3	1		-2
4	Pay School Impact Fees	Yes	No	No	N A	Medium	6	●	●	●	●			2		2
5	Dedicated Property Tax	No	Yes	Voters	Yes	High	18	●	●	●	●	2	-1		-1	0
6	Dedicated Lodging Tax	Yes	Yes	Voters	No	High	18	●	●	●	●			2	-3	-1
7	Dedicated Sales Tax	Yes	Yes	Voters	Yes	High	18	●	●	●	●	1		2	-2	1
8	Implement Head Tax per employee	Yes	Yes	Voters	Yes	High	18	●	●	●	●				-2	-2
9	Implement Use Tax	Yes	Yes	Voters	Yes	High	18	●	●	●	●					0
10	Excise Tax on per square foot of new development	Yes	Yes	Voters	Yes	High	18	●	●	●	●				-5	-5
11	Tax Short Term Rentals	Yes	No	No	N A	High	18	●	●	●	●	2			-7	-5
12	Receive Bond Approval to Construct WF Housing Project	Yes	No	Voters	N A	Medium	18	●	●			1		7		8