

Associated Governments of Northwest Colorado

Economic Development Summit

September 9, 2021

- I. Economic Development 101**
 - A. Jobs**
 - B. Growth and Development**
 - C. Change**

- II. Collaboration-Among Key Partners**
 - A. Housing**
 - B. Workforce Development**
 - C. Infrastructure i.e., broadband, water, sewer, roads, bridges, childcare....**
 - D. Risk-Prioritize and Assess**

- III. Get Stuff Done (GSD)**
 - A. Regular meetings-1.5 hours toward a goal and outcome**
 - B. Come with an “ask”**
 - C. Hold each other accountable**
 - D. Measure results**



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"still under the
 co creation process"



Community Investment Taskforce – Initial Report & Recommendations

July, 2021

This Initial Report from the Community Investment Taskforce (CIT) is intended for a small audience consisting largely of local government administrators, elected officials, and stakeholders involved in the County Roundtable.

Context

The CIT was first convened by the Chaffee County Community Foundation (CCCF) and the Chaffee County Economic Development Corporation (EDC) in mid-May, 2021 with the purpose of identifying specific projects and funding opportunities born out of local, state, and federal stimulus dollars that will move the needle on the pressing challenges of our community – housing, childcare, transportation, and workforce development. (More context on the CIT can be found in [this document](#)).

The CIT is structured as a core group comprised of the following individuals, three of whom are leading the convening of specific working groups. These working groups have convened as needed since mid-May and have led the research forming the foundation of this initial report. Working groups are comprised of local and regional stakeholders who have knowledge of, and work in, the related sector.

- Joseph Teipel, CCCF – CIT coordinator & facilitator
- Wendell Pryor & Jake Rishavy, EDC
- Jamie Billesbach, SBDC
- Becky Gray, Chaffee Housing Authority – Chair of the Housing Working Group
- Kate Garwood, Transportation Advisory Board member – Chair of the Transportation Working Group
- Janine Pryor, CCECC – Chair of the Childcare Working Group

Identified Priorities

Working under the directive that we need to take a coordinated and collaborative approach to planning how to pull down as many stimulus dollars as possible, each working group identified the following high-level priorities – the significant overlap in these priorities then informed the initial recommendations and actions outlined below.

Housing:

1. Emergency housing for those becoming homeless due to lack of affordability & supply
2. Land banking to address the high cost of land and its impact on affordability
3. Building uniformity & consistency across local governments towards affordable housing policy (short-term rentals, inclusionary housing fees/ordinances, density bonuses, etc)

Childcare:

1. Identify ‘pop-up’ facilities where immediate operations could be opened on a short-term basis
2. Invest in training and recruitment for childcare workers and center directors
3. Offer housing to childcare workers to aid recruitment & operations

Transportation:

1. Establish robust fixed route shuttle between Salida and Buena Vista focused on workforce transportation (i.e. transporting workers on a schedule that aligns with shifts and employer needs)
2. Integrate transportation and telecoms infrastructure into all location assessments and designs for development
3. Focus on developments within the pre-defined 3-mile growth radii of each local jurisdiction

Initial Recommendations

With so many dollars coming available over the coming months, the CIT strongly recommends:

1. Getting very specific in identifying possible projects and properties
2. Thinking big and building partnerships now
3. Leveraging local dollars wherever they can 'unlock' state and federal dollars (i.e. planning, matching commitments, CIT capacity, grantwriting, etc – see below)

The attached list of properties identified by the Transportation Working Group identifies six specific properties, all owned by a municipality, the county, or Colorado Parks & Wildlife. Each was evaluated using the following criteria:

- Located within the County 3-mile area of influence/joint planning areas around each municipality, as close to the town limits as possible.
- Owned by local government (city/town or County) or state agency
- Access to utilities, infrastructure (sewer, water, etc.) and services (jobs, medical, schools, grocers, etc) as possible.
- If not "developable" for CIT purposes, then potentially available for swapping land with agencies/local governments.
- Good/great potential for inclusion of trails, transit, telecommunications for residents.

Of these six properties, the CIT offers three specifically for consideration:

- Buena Vista – the Northeast corner (North of CR 317) of the CPW acreage. Current county zoning is Residential.
- Poncha Springs - the Western edge of the property North of the fairgrounds owned by the County itself. Current county zoning is Rural.
- Salida – the 3.79 acres owned by CPW between Highway 50 & CR 105. This property is within Salida City limits and is zoned as a Planned Development.

Requested Action

These actions are requested of government administrators, elected officials, and stakeholders of the County Roundtable. Now is the time to take decisive action and lay the groundwork for concrete funding requests to the various programs and agencies identified below. Without immediate action in line with these requests, opportunities will come available in the coming weeks and months, and Chaffee will not be ready to fully leverage them – we will miss this once-in-a-lifetime opportunity.

1. Provide immediate funding to the CIT to sustain further planning and preparation work aimed at readying local coalitions and partners for state and federal grant programs. Funding will be used for:
 - a. Community engagement & data gathering
 - b. Planning consultants as needed
 - c. Grantwriting
2. Urgently give priority to assessing the above identified properties, or others as deemed more appropriate, for negotiations with CPW and for transfer to the Chaffee Housing Authority. Planning and development would be focused on the above named priorities and would interweave housing, childcare, and transportation together to fortify our local workforce.

Identified or Potential Funding Sources

This list is not exhaustive, and most of the stimulus-related funding programs are still being refined by the agencies with guidelines being rolled out soon. All indications are that 'shovel ready' projects that tackle community recovery and resiliency will be prioritized.



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Administering Agency	Funding source & Description
Division of Housing, DOLA	HR-1319: American Rescue Plan: <ul style="list-style-type: none"> • Homeowner Assistance Fund • HUD HCV: Section 8 program • ERAP (Emergency Rental Assistance Program) • ESG-CV SB-242: Housing Development Grants <ul style="list-style-type: none"> • For purchase or leasing of hotels/motels for emergency housing
OEDIT, CCI	SB-252: Community Revitalization Fund <ul style="list-style-type: none"> • Shovel-ready projects for workforce housing & community revitalization (Jane's Place!)
Colorado Human Services	SB-236: Increase Capacity Early Childhood <ul style="list-style-type: none"> • Employer-based childcare funding • Expanded training and apprenticeship funding • Funding for childcare worker recruitment & retention More?
EDA	<ul style="list-style-type: none"> • CEDS identified infrastructure projects • Revolving Loan Fund loans & grants
Others	