

Chaffee County, Buena Vista, Poncha Springs, and Salida

# Regional Housing Needs Assessment (HNA) Community Meeting

MAY 5, 2026



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# Meeting Purpose

- Learn about the Housing Needs Assessment
- Participate in activities to provide input on housing needs and how you would like to see those needs addressed
- Ask questions and discuss housing needs with staff
- Take and promote the survey

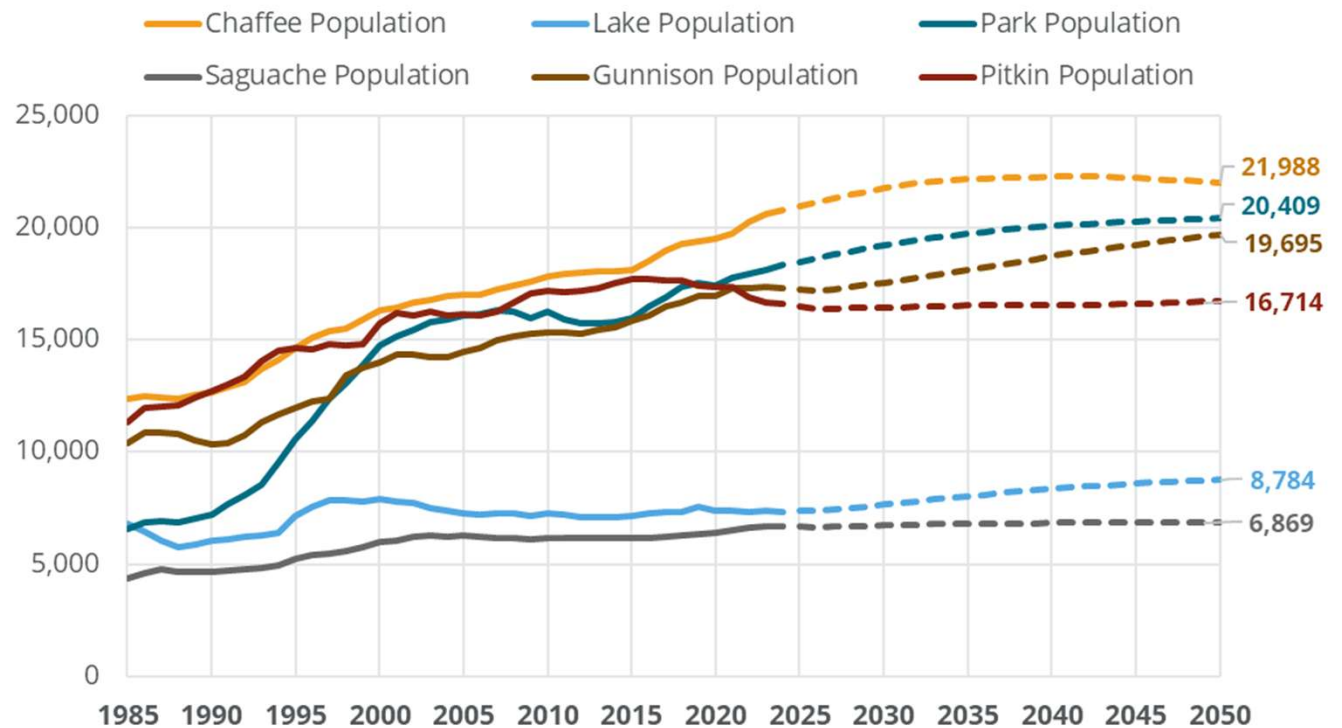
# What is a Housing Needs Assessment (HNA)?

HNAs help local governments understand what types of housing residents need now and in the future—such as units affordable to local workers, seniors, and families—and identifies where gaps exist between what's available and what's needed.



# Population Trends and Projections

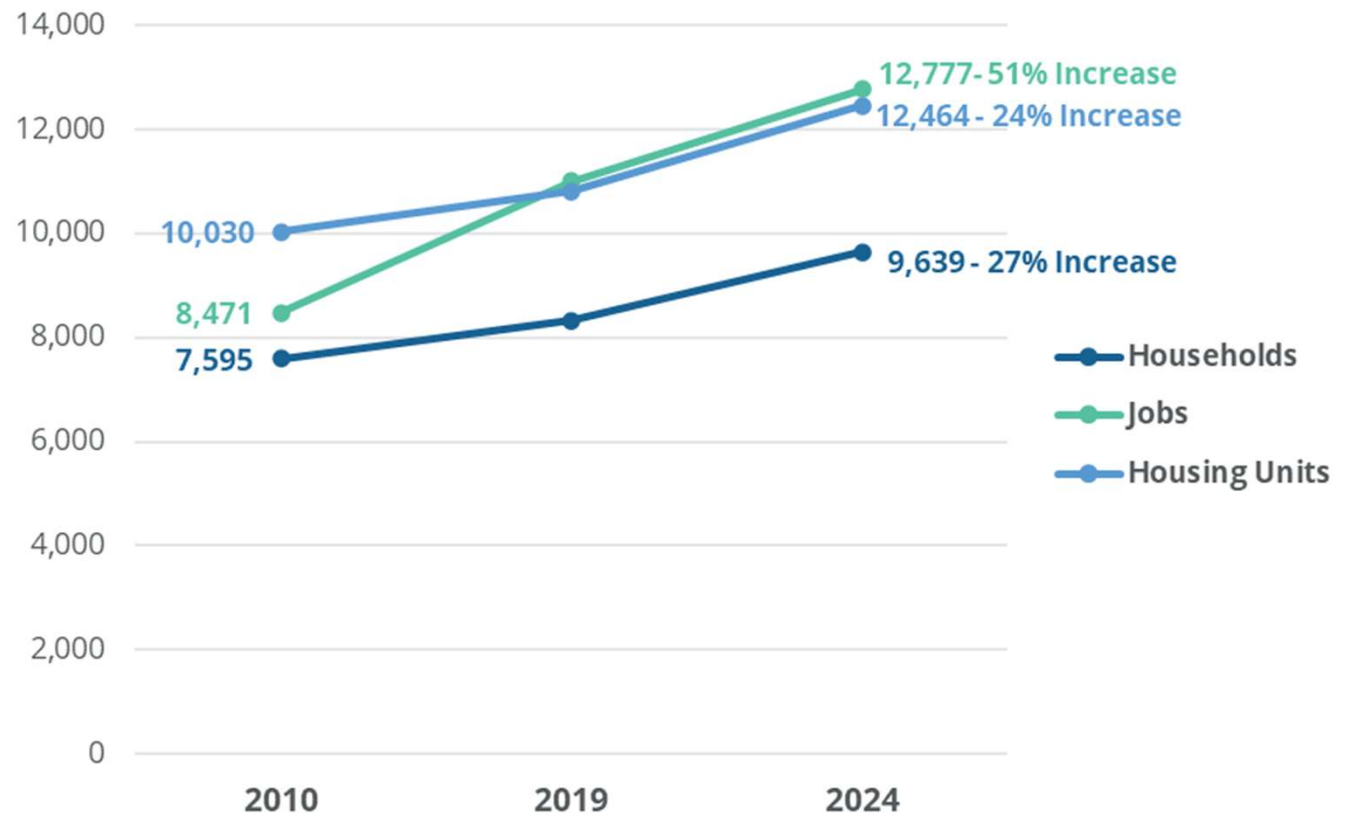
Chaffee County is projected to lead regional growth, rising from around 12,000 residents in 1985 to 22,000 by 2050.



Source: Colorado State Demography Office and Root Policy Research.

# Households, Jobs, and Housing Unit Trends

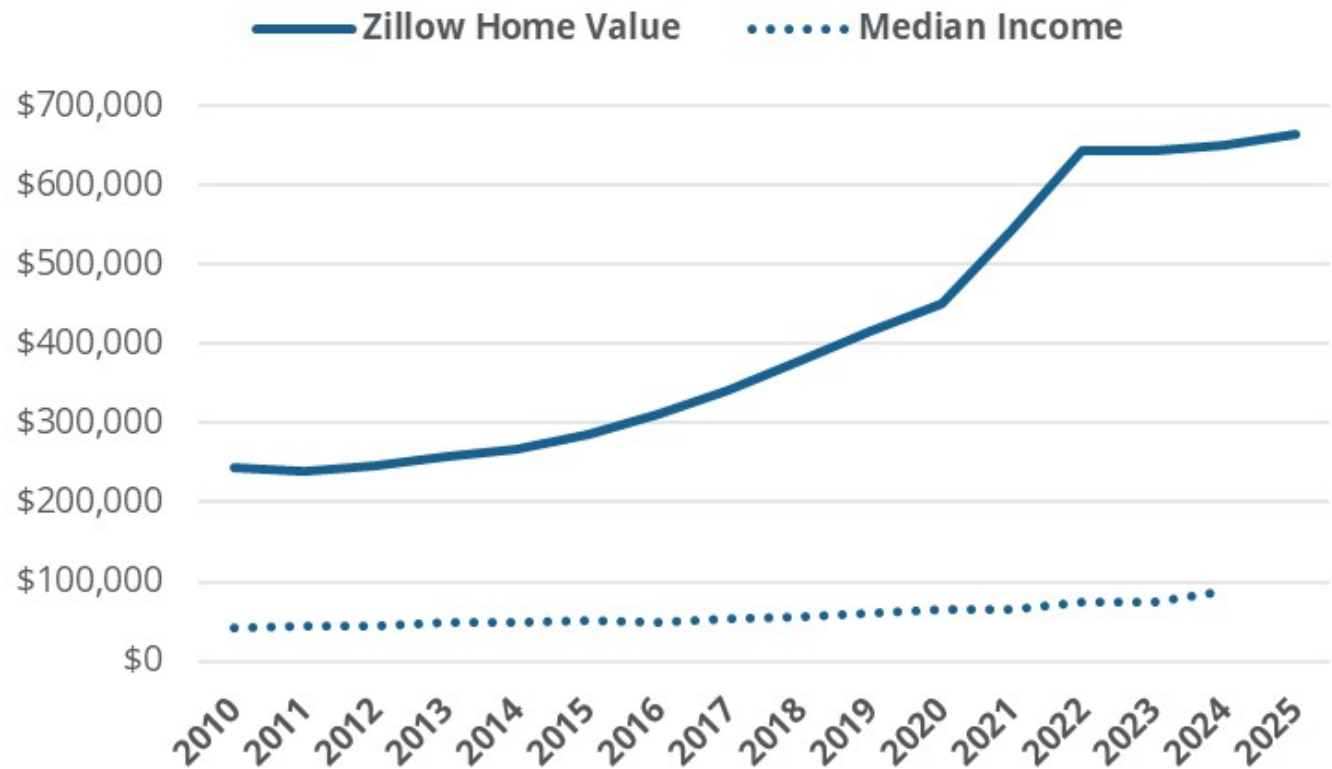
Since 2010, Chaffee County's job growth (51%) has far outpaced the increase in households (27%), highlighting a widening gap between employment demand and available housing.



Source: Colorado State Demography Office and Root Policy Research.

# Income and Home Prices

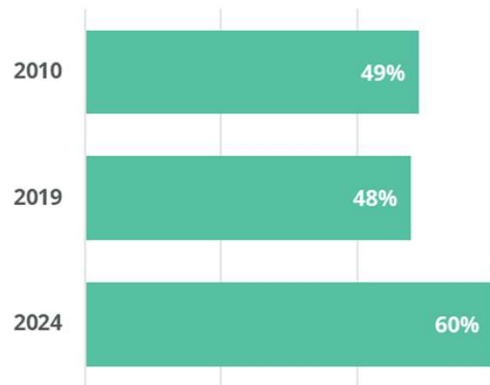
Chaffee County home values have more than doubled since 2010 — rising from roughly \$240,000 to over \$650,000 — while median income has increased at a slower pace.



Source: Zillow Home Value Index, U.S. Census, and Root Policy Research.

# Income and Housing Costs

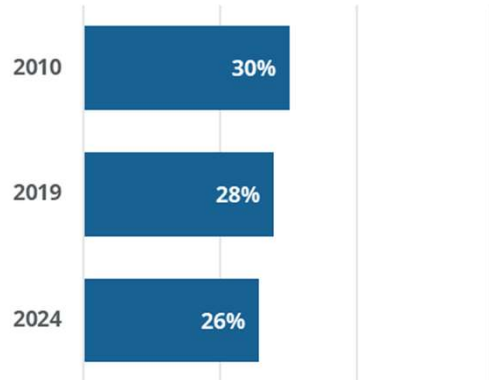
Renter Cost Burden



Renter cost burden increased to 60% in 2024, driven by rent increases that outpaced income growth.

Owner cost burden slightly declined to 26%, largely due to stronger income gains among homeowners and lower homeownership rates.

Owner Cost Burden

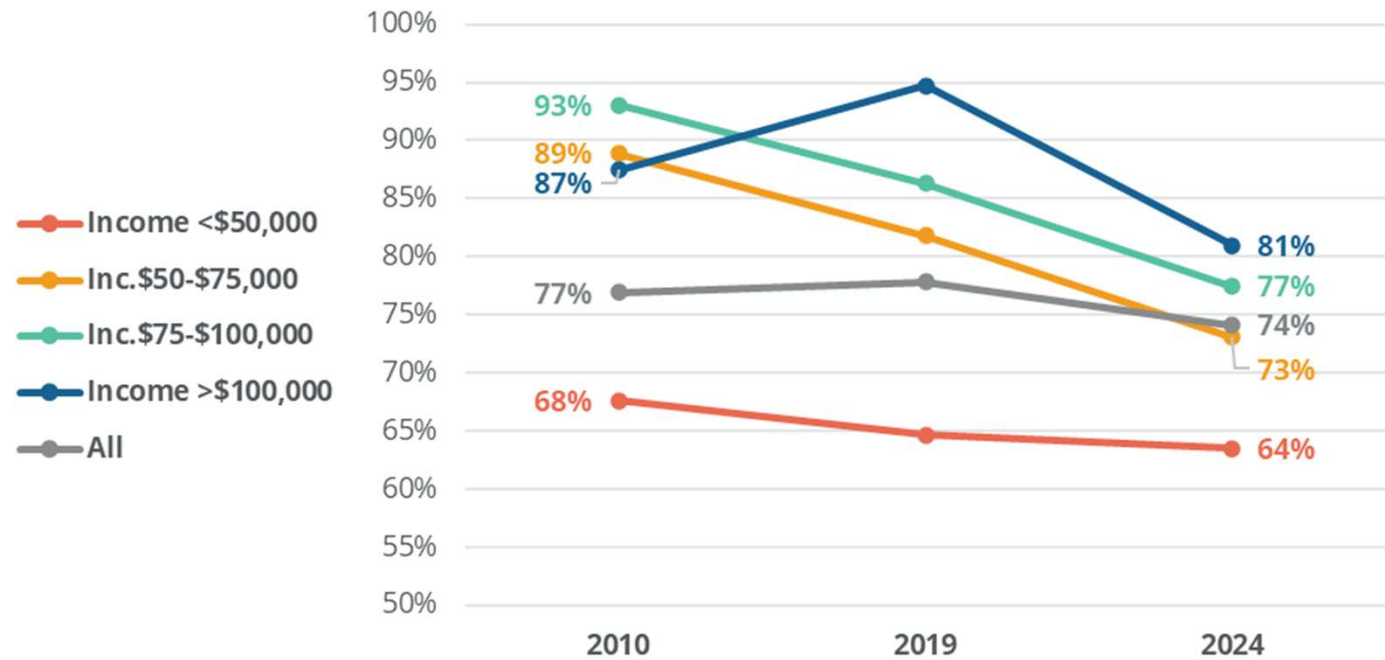


|                             | Values    |           |           | Percent Growth |           |
|-----------------------------|-----------|-----------|-----------|----------------|-----------|
|                             | 2010      | 2019      | 2024      | 2010-2019      | 2019-2024 |
| <b>Income Measures</b>      |           |           |           |                |           |
| <b>Median Income</b>        | \$42,941  | \$55,771  | \$84,132  | 30%            | 51%       |
| <b>Median Owner Income</b>  | \$49,254  | \$65,519  | \$93,960  | 33%            | 43%       |
| <b>Median Renter Income</b> | \$28,483  | \$33,994  | \$62,500  | 19%            | 84%       |
| <b>4-person AMI</b>         | \$56,400  | \$68,100  | \$94,200  | 21%            | 38%       |
| <b>Median Earnings</b>      | \$24,167  | \$32,835  | \$56,530  | 36%            | 72%       |
| <b>Housing Costs</b>        |           |           |           |                |           |
| <b>Median Gross Rent</b>    | \$702     | \$931     | \$1,611   | 33%            | 73%       |
| <b>Median Home Value</b>    | \$248,100 | \$357,800 | \$665,700 | 44%            | 86%       |

Source: ACS 5-year estimates, HUD income limits, and Root Policy Research.

# Ownership Rate

Homeownership rates are declining across all income levels in Chaffee County, with middle-income households (\$50K–\$100K) seeing the steepest drops — signaling that rising home prices are pushing ownership out of reach for a growing share of residents



Source: ACS 5-year estimates and Root Policy Research.

# Workforce Affordability

- A large part of the workforce, including the 13% in accommodation/food services and 12% in retail, earns too little to afford either rent without being cost burdened;
- On the ownership side, no major industry can afford the median home price on a single job. Even with two jobs per household, homeownership remains out of reach for most sectors.

|  | Percent of Total Jobs | Average Annual Wage | Rental Affordability |                                    | Purchase Affordability |   |   |
|--|-----------------------|---------------------|----------------------|------------------------------------|------------------------|---|---|
|  |                       |                     | Max Affordable Rent  | Can Afford Median Rent of \$1,611? | Max Affordable Price   | Typical Home Value of \$651,282 with one job? | Can Afford Median Home Price with 2 jobs per Household? |
| <b>Goods-Producing</b>                           | <b>13%</b>            | <b>\$62,881</b>     | <b>\$1,572</b>       | <b>No</b>                          | <b>\$175,585</b>       | <b>No</b>                                     | <b>No</b>   |
| Agriculture, Forestry, Fishing and Hunting       | 1%                    | \$35,669            | \$892                | No                                 | \$99,601               | No  | No  |
| Mining, Quarrying, and Oil and Gas Extraction    | 0%                    | \$95,188            | \$2,380              | Yes                                | \$265,799              | No  | No  |
| Construction                                     | 9%                    | \$69,010            | \$1,725              | Yes                                | \$192,701              | No  | No  |
| Manufacturing                                    | 3%                    | \$49,001            | \$1,225              | No                                 | \$136,829              | No  | No  |
| <b>Service-Providing</b>                         | <b>87%</b>            | <b>\$53,230</b>     | <b>\$1,331</b>       | <b>No</b>                          | <b>\$148,638</b>       | <b>No</b>                                     | <b>No</b>   |
| Wholesale Trade                                  | 2%                    | \$58,223            | \$1,456              | No                                 | \$162,580              | No  | No  |
| Retail Trade                                     | 12%                   | \$38,708            | \$968                | No                                 | \$108,087              | No  | No  |
| Transportation and Warehousing                   | 1%                    | \$41,166            | \$1,029              | No                                 | \$114,950              | No  | No  |
| Utilities  | 0%                    | \$129,895           | \$3,247              | Yes                                | \$362,714              | No  | Yes   |
| Information                                      | 1%                    | \$64,123            | \$1,603              | No                                 | \$179,055              | No  | No  |
| Finance and Insurance                            | 2%                    | \$65,410            | \$1,635              | Yes                                | \$182,648              | No  | No  |
| Real Estate and Rental and Leasing               | 5%                    | \$45,703            | \$1,143              | No                                 | \$127,619              | No  | No  |
| Professional, Scientific, and Technical Services | 8%                    | \$96,948            | \$2,424              | Yes                                | \$270,714              | No  | No  |
| Management of Companies and Enterprises          | 0%                    | \$105,357           | \$2,634              | Yes                                | \$294,195              | No  | No  |
| Admin. and Support and Waste Mgmt.               | 6%                    | \$58,885            | \$1,472              | No                                 | \$164,428              | No  | No  |
| Educational Services                             | 2%                    | \$34,771            | \$869                | No                                 | \$97,093               | No  | No  |
| Health Care and Social Assistance                | 4%                    | \$51,683            | \$1,292              | No                                 | \$144,318              | No  | No  |
| Arts, Entertainment, and Recreation              | 6%                    | \$28,070            | \$702                | No                                 | \$78,382               | No  | No  |
| Accommodation and Food Services                  | 13%                   | \$32,760            | \$819                | No                                 | \$91,478               | No  | No  |
| Other Services (except Public Administration)    | 4%                    | \$47,132            | \$1,178              | No                                 | \$131,610              | No  | No  |
| Federal Government                               | 1%                    | \$80,472            | \$2,012              | Yes                                | \$224,707              | No  | No  |
| State Government                                 | 3%                    | \$80,047            | \$2,001              | Yes                                | \$223,520              | No  | No  |
| Local Government                                 | 15%                   | \$61,344            | \$1,534              | No                                 | \$171,295              | No  | No  |
| <b>Total Employment</b>                          | <b>100%</b>           | <b>\$54,487</b>     | <b>\$1,362</b>       | <b>No</b>                          | <b>\$152,147</b>       | <b>No</b>                                     | <b>No</b>   |

Note: Average annual wages reflect 2024 average wages from QCEW. Purchase affordability calculations assume a 30-year mortgage at 6.72% interest with 10% down and 35% of monthly housing costs to other expenses such as insurance, HOA fees, and utilities. Calculations assume both earners work in the same industry.

Source: 2024 Quarterly Census of Employment and Wages (QCEW), Colorado State Demography Office, Freddie Mac, and Root Policy Research.

# Tonight's Activities

**Identifying Greatest Needs.** Place a sticky note on any population you believe has unmet housing needs and identify what those needs are.

**Who is responsible for addressing housing challenges?** Place a dot sticker in the appropriate column on the board.

**Housing Tradeoffs – Solutions.** Place sticky notes on the *solutions* you think should be prioritized by your community.

**Housing Tradeoffs – Activities.** Place the dots below the *activities* you believe should be top priorities for your community right now.

**Connecting Actions to Outcomes.** Identify the actions that you would support in exchange for the housing outcomes you want to see.

**Mapping Activity.** Place a sticky with your comment on the location where you feel a specific type of housing or community improvement is needed.



Regional Housing Needs Assessment

# HOUSING SURVEY

*We want to hear from you!*

Take the  
survey!

[www.research.net/r/ChaffeeCountyHousingSurvey26](http://www.research.net/r/ChaffeeCountyHousingSurvey26)



# Project Website

## 2026 Chaffee Regional Housing Needs Assessment

Take the Housing Survey!

Attend a Community Meeting

<https://chaffeehousingplan.org/>

[hello@rootpolicy.com](mailto:hello@rootpolicy.com)