



# Chaffee Housing to build local units

by Emma Gadeski  
Herald Reporter

The Chaffee Housing Trust (CHT) plans to build 12 affordable mortgaged housing units at the Railyard and hopes to have them move-in ready by the end of 2023.

CHT is a private nonprofit affordable housing developer that operates as a community land trust in Chaffee County. This means it provides permanently affordable housing units by acquiring and holding the land in perpetuity for the benefit of the community, ensuring it will always remain affordable for low income homebuyers.

The units will have a condo feel and are divided between two buildings, with the number of bedrooms in each unit ranging from one to three.

CHT Executive Director Read McCulloch estimates that each of these new hous-

ing units will cost anywhere from the low \$200,000s to low \$300,000s, depending on the size. The project's total cost will be around \$4 million.

The buildings will sit on the .59-acre parcel of land donated to the Leadville Urban Renew Authority (LURA) by Railyard developers as a result of negotiations that have been ongoing for years.

Once LURA owned the land, Mayor Greg Labbe said the group decided to send requests for proposals out to see what developers might be interested in building there.

LURA had affordable housing in mind, and therefore selected CHT a few months ago. "I think CHT had a vision that will work best for that piece of land," said Labbe.

Now the city is passing the

torch off to CHT and will not be responsible for housing construction or maintenance on the housing units, said Labbe, which are currently in their design phase.

Despite the homes being in the planning stages, McCulloch encourages any interested buyers to start the application process now, as it can take anywhere from several months to years to clean up credit and qualify for a mortgage.

To prequalify for a CHT home, an applicant must be a resident who has lived or worked in either Chaffee or Lake County for at least one year before closing on the home (which would be around December next year, if all goes according to plan).

Applicants are also not allowed to own another home, whether it's a rental, investment or partial homeowner-

ship, at the time of closing.

Combined total household gross income for applicants may not exceed 100 percent of area median income.

In addition to meeting these prequalifications, interested homebuyers need to qualify for a mortgage, said McCulloch. Fortunately, the housing trust has resources in place to help new homeowners navigate this process.

CHT's Homeownership Program Director Claudia Palzkill helps people from the first phone call they make all the way to closing, said McCulloch. Her services include teaching homebuyer education and household budgeting classes, as well as addressing bad credit history.

As someone who is bilingual, Palzkill also helps CHT connect to people who are historically underserved when

it comes to housing, particularly Spanish speakers, said McCulloch.

"We really want to bridge that gap to make sure that everyone has an equitable opportunity to buy a home," he said.

CHT can also help out once the application process is complete and it's time to close on a home by providing up to 100 percent financing.

"We ask for homebuyers to have one percent down, but we can do up to zero percent down if someone needs to do that," said McCulloch. "So it's not your typical mortgage where you have to save a bunch of money to put a down payment. We're able to provide that."

CHT is working on a first-come, first-served basis, said

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# Boom Days commences this Friday

Booms Days is set to return to Harrison Avenue this weekend after a two-year hiatus due to the COVID-19 pandemic. The excitement around town is palpable and the schedule of events for the weekend is jam-packed.

The event will kick off Friday afternoon with the traditional motorcycle games on Harrison Avenue. Riders will compete in a variety of events, including a plank ride, slow ride, ball drop and weenie bite.

On Saturday at 9 a.m., the mining events begin, featuring several competitions including hand-mucking, hand-steeling and jackleg drilling. The traditional Boom Days parade will follow at 10 a.m.

Sunday's main event is the burro race, which is set to begin on Harrison Avenue after being held in an alternate location last year. Racer and burro pairs will race in two classes on Leadville's east side, which features historic

mining structures and high alpine terrain.

For a complete list of events, check out the Boom Days insert in this edition of the *Herald*.

Boom Days merchandise will be available at various booths throughout the weekend. T-shirts designed for the event have a 1920s theme, and the 2022 belt buckle lists previous years missed for devout collectors.

Boom Days will feature women in mining as a central theme of this year's event. This year's grand marshal is Brenda Miller, a Leadville resident who worked at the Climax Mine back in the 1970s. She is now a docent and visitor services representative at the National Mining Hall of Fame & Museum and the Matchless Mine.

Last week, the Boom Days Committee held their final meeting before the event and celebrated months of hard work with a happy hour.

"It's good to be back," said Boom Days Committee President Mark Heyde.



Members of this year's Boom Days Committee pose for a photo during last week's final meeting before the big event. Members, dressed in Victorian garb, enjoyed a happy hour before the meeting. Pictured standing from left to right are Connie Yant, Sandy Booth, Traci Greenwood, Ting Zhu, Katie Hild, Jordan Bennett, Nancy Bailey, Paul Anderson, Ric Eisenring, Brent Hemer, Noreen Dewhirst, John Cirullo, Matt Boeve, Anne Subelka, Mark Heyde and Rhonda Huggins. Seated from left to right are Lori TenEyck, Dave TenEyck, Tamsey Tufte, Chris Tufte, Kay Hartsell and Bob Hartsell. Members not pictured are James Booth, Barb Brink, Nathalie Eddy, Bev Ferrie, Lora Flinn, Emily Olsen, Sondra Tritz and Stephen Whittington.

Photo by Patrick Bilow

