

FROM:  
CHAFFEE COUNTY CLERK AND RECORDER  
PO BOX 699  
SALIDA, CO 81201  
TELEPHONE: (719) 530-5604



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**OFFICIAL ELECTION MATERIAL**

FOR ALL REGISTERED VOTERS IN THIS HOUSEHOLD:

THIS NOTICE IS MAILED TO EACH ADDRESS WITH ONE OR MORE ACTIVE, REGISTERED ELECTORS. YOU MAY NOT BE ELIGIBLE TO VOTE ON ALL ISSUES PRESENTED.

POSTMASTER, DELIVER TO

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Clerk and Recorder, Lori Mitchell

**NOTICE OF ELECTION**

**November 8, 2022– Election Day**

All active registered voters will be mailed a ballot the week of October 17th.

**NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/ON A REFERRED MEASURE.**

This notice is mailed to each address with one or more active, registered electors, in the Chaffee Housing Authority District and the City of Salida. **You may not be eligible to vote on all issues presented in this notice.**

**TABOR NOTICE  
TO ALL REGISTERED VOTERS  
Chaffee County Housing District and City of Salida  
NOTICE OF ELECTION TO INCREASE TAXES/TO INCREASE DEBT/  
ON A REFERRED MEASURE**

**Election Date: November 8, 2022**  
Deadline for Receipt of Ballots: November 8, 2022 at 7:00 p.m. *Postmarks do not count.*  
Voter Service and Polling Centers open Election Day from 7:00 a.m. – 7:00 p.m.  
Chaffee County Clerk's Main Office: 104 Crestone Ave., Salida, CO 81201  
[elections@chaffeecounty.org](mailto:elections@chaffeecounty.org) | Tel: 719-530-5604 | [ChaffeeClerk.Colorado.gov](http://ChaffeeClerk.Colorado.gov)

**NOTICE OF ELECTION ON A REFERRED MEASURE**

**Election Date: Tuesday, November 8, 2022**  
**Election Hours: 7:00 a.m. – 7:00 p.m.**

**Designated Election Official:**  
**Lori Mitchell, Chaffee County Clerk**  
**PO Box 699**  
**Salida, CO 81201**  
**Tel: 719-530-5604**

**City of Salida**  
**Ballot Issue 2A: ANNUAL OCCUPATIONAL LICENSE TAX FOR SHORT TERM RENTALS**

COMMENCING ON JANUARY 1, 2023, SHALL THE CITY OF SALIDA'S TAXES BE INCREASED BY AN ESTIMATED \$275,000.00 ANNUALLY (FIRST FULL FISCAL YEAR INCREASE) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER THROUGH THE ADOPTION OF AN ANNUAL OCCUPATIONAL LICENSE TAX OF \$1,000.00 ON SHORT-TERM RENTAL BUSINESS LICENSE HOLDERS, AND SHALL THE PROCEEDS OF SUCH TAX, TOGETHER WITH INVESTMENT EARNINGS THEREON, BE USED PRIMARILY TO PROMOTE AFFORDABLE HOUSING EFFORTS IN THE CITY, AND SHALL THE CITY BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUES AS A VOTER-APPROVED REVENUE CHANGE, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

**TOTAL CITY FISCAL YEAR SPENDING:**

2022 (ESTIMATED)	\$ <u>16,360,322</u>
2021 (ACTUAL)	\$ <u>15,992,493</u>
2020 (ACTUAL)	\$ <u>12,660,275</u>
2019 (ACTUAL)	\$ <u>11,927,206</u>
2018 (ACTUAL)	\$ <u>11,178,870</u>

OVERALL PERCENTAGE CHANGE FROM 2018 TO 2022 46 %

OVERALL DOLLAR CHANGE FROM 2018 TO 2022 \$ 5,181,452

**CITY ESTIMATE OF THE MAXIMUM DOLLAR AMOUNT OF THE PROPOSED TAX INCREASE**

FOR FISCAL YEAR 2023 (THE FIRST FULL FISCAL YEAR OF THE PROPOSED TAX INCREASE):  
\$ 275,000

CITY ESTIMATE OF 2023 FISCAL YEAR SPENDING WITHOUT PROPOSED TAX INCREASE:  
\$ 16,514,180

**Summary of Written Comments FOR Ballot Issue No. 2A:**

No comments were filed by the constitutional deadline.

**Summary of Written Comments AGAINST Ballot Issue No. 2A:**

The City does not have an adequate plan for use of the funds to be raised by this tax, consequently, the City will lack accountability for use of the monies raised. The tax is unfair to those in the short term rental industry because those in that industry may only rent their properties 185 days per year, whereas those in the commercial lodging industry can rent their properties 365 day annually. This flat tax will be in addition to other taxes already paid by operators of short term rentals, and no other municipality in the county has such a tax.

**City of Salida**  
**Ballot Issue 2B: NIGHTLY OCCUPATIONAL LODGING TAX FOR SHORT TERM RENTALS**

COMMENCING ON JANUARY 1, 2023, SHALL THE CITY OF SALIDA'S TAXES BE INCREASED BY \$525,000.00 ANNUALLY (FIRST FULL FISCAL YEAR INCREASE) AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER BY INCREASING THE OCCUPATIONAL LODGING TAX ON THE BUSINESS OF LEASING OR RENTING SHORT-TERM RENTAL UNITS FROM \$4.82 TO \$15.00 PER NIGHT, PER BEDROOM, AND SHALL ALL THE PROCEEDS OF SUCH TAX, TOGETHER WITH INVESTMENT EARNINGS THEREON, BE USED PRIMARILY TO PROMOTE AFFORDABLE HOUSING WITHIN THE CITY, AND SHALL THE CITY BE AUTHORIZED TO COLLECT AND SPEND SUCH REVENUES AS A VOTER-APPROVED REVENUE CHANGE, NOTWITHSTANDING ANY REVENUE OR EXPENDITURE LIMITATION CONTAINED IN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

**TOTAL CITY FISCAL YEAR SPENDING:**

2022 (ESTIMATED) \$ 16,360,322  
2021 (ACTUAL) \$ 15,992,493  
2020 (ACTUAL) \$ 12,660,275  
2019 (ACTUAL) \$ 11,927,206  
2018 (ACTUAL) \$ 11,178,870

OVERALL PERCENTAGE CHANGE FROM 2018 TO 2022 46 %

OVERAL DOLLAR CHANGE FROM 2018 TO 2022 \$ 5,181,452

**CITY ESTIMATE OF THE MAXIMUM DOLLAR AMOUNT OF THE PROPOSED TAX INCREASE**

FOR FISCAL YEAR 2023 (THE FIRST FULL FISCAL YEAR OF THE PROPOSED TAX INCREASE):  
\$ 525,000

CITY ESTIMATE OF 2023 FISCAL YEAR SPENDING WITHOUT PROPOSED TAX INCREASE:  
\$ 16,514,180

**Summary of Written Comments FOR Ballot Issue No. 2B:**

No comments were filed by the constitutional deadline.

**Summary of Written Comments AGAINST Ballot Issue No. 2B:**

The City does not have an adequate plan for use of the funds to be raised by this tax, consequently, the City will lack accountability for use of the monies raised. The tax is an overreach and will be burdensome on those obliged to pay it. The City has recently imposed a variety of other requirements on those in the short term rental industry; industry participants should have time to adapt to these new regulations before they are asked to pay this tax. Furthermore, it is discriminatory to base the tax on the number of bedrooms instead of the number of occupants. Rather than increase the tax all at once, this tax should increase incrementally. If passed, this will be the highest lodging tax in the county.

**Chaffee Housing Authority**  
**Ballot Issue 6A: MORE AFFORDABLE HOUSING**

SHALL CHAFFEE HOUSING AUTHORITY TAXES BE INCREASED BY \$2,200,000 IN THE FIRST FISCAL YEAR, AND BY WHATEVER ADDITIONAL AMOUNTS ARE COLLECTED ANNUALLY THEREAFTER, BY THE IMPOSITION OF A NEW AD VALOREM PROPERTY TAX OF NOT MORE THAN 3.5 MILLS ON TAXABLE REAL AND PERSONAL PROPERTY WITHIN THE BOUNDARIES OF THE CHAFFEE HOUSING AUTHORITY, COMMENCING JANUARY 1, 2023, FOR THE PURPOSES OF PLANNING, FINANCING, ACQUIRING, CONSTRUCTING, REPAIRING, MAINTAINING, MANAGING, AND OPERATING HOUSING PROJECTS AND PROGRAMS, AND SHALL THE AUTHORITY BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL SUCH REVENUE AND ANY INVESTMENT EARNINGS AND INTEREST THEREON WITHOUT LIMITATION AND WITHOUT LIMITING THE EXPENDITURE OF ANY OTHER REVENUES OR FUNDS UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

**TOTAL CHAFFEE HOUSING AUTHORITY FISCAL YEAR SPENDING:**

2022 (ESTIMATED) \$ 409,177.31  
2021 (ACTUAL) \$ 170,306.46  
2020 (ACTUAL) \$ 143,812.23  
2019 (ACTUAL) \$ 139,651.61

OVERALL PERCENTAGE CHANGE FROM 2019 TO 2022 139 %

OVERAL DOLLAR CHANGE FROM 2019 TO 2022 \$ 269,525.70

**CHAFFEE HOUSING AUTHORITY ESTIMATE OF THE MAXIMUM DOLLAR AMOUNT OF THE PROPOSED TAX INCREASE**

FOR FISCAL YEAR 2023 (THE FIRST FULL FISCAL YEAR OF THE PROPOSED TAX INCREASE):  
\$ 2,200,000

CHAFFEE HOUSING AUTHORITY ESTIMATE OF 2023 FISCAL YEAR SPENDING WITHOUT PROPOSED TAX INCREASE: \$ 420,000

**Summary of Written Comments FOR Ballot Issue 6A:**

Chaffee County is at a tipping point. Average home prices in Chaffee County increased 41% between 2020 and 2022, and average rents have increased about 43% since 2016. Home ownership is out of reach for 91% of county households and renters are struggling to make ends meet. Chaffee's future economy is threatened, and thousands of workers, families, and seniors are suffering. Chaffee's hospital, school district, emergency services, and restaurants are all struggling to hire staff due to housing shortages. Almost one in four homes in Chaffee County is unoccupied, according to the recent county Housing Needs Assessment. The majority of unoccupied homes are used for seasonal, recreational, or occasional use. Support for 6A will ensure these homeowners are supporting affordable housing.

The Chaffee Housing Authority needs a dedicated funding source to build affordable and attainable housing for working families in Chaffee County. To keep up with current demand, Chaffee needs 435 new homes immediately, and to keep up with future housing needs in Chaffee over the next 5 years, an additional 670 homes, or 222 units are needed per year for a total of 1,105 units. Without addressing this need, schools, hospitals, restaurants, police departments, and more will continue to be understaffed. Support for 6A ensures the ability to develop the needed housing. 75% of 6A funds will be used for housing development and stabilization. The average assessed value home will pay less than \$9 per month; that's less than the cost of two lattes per month. The average assessed commercial property will pay less than \$32 per month. 6A funds will be leveraged by the Chaffee Housing Authority for additional grant funds for rental subsidies, deposit assistance, eviction prevention, down-payment assistance for permanently affordable owner-occupied housing, and direct contribution towards the funding of new affordable housing developments. The funds will also cover staff time and grant compliance, which will ensure that our community tax investment goes much farther.

**Summary of Written Comments AGAINST Ballot Issue 6A:**

No comments were filed by the constitutional deadline.



A handwritten signature in cursive script that reads "Lori A. Mitchell".

County Clerk and Recorder