



Jane's Place

A collaborative, multi-use & community-centered development between the Chaffee County Community Foundation and the Chaffee Housing Authority



The Vision

As detailed in the Jane's Place Overview companion document, The Chaffee County Community Foundation (CCCF) together with the Chaffee Housing Authority (CHA) propose an innovative and multi-use adaptive housing project near the heart of downtown Salida at the intersection of 3rd Street & Highway 291.

Not only is this property owned by the late Jane Whitmer and her husband Ron Ferris, this project aligns very closely with a vision Jane herself had and championed before her passing in mid-2019.



What is a Capital Campaign?

Nonprofits use the term 'capital campaign' to refer to raising funds for specific use - often a use that pays for something permanent.

We all know housing is hard enough to pay for as it is in Chaffee County, let alone for seasonal employees, single-earner families, newcomers to our workforce, ex-offenders, folks transitioning out of homelessness, Americorps volunteers, and victims of domestic or sexual violence - these are the folks who Jane's Place is designed for.

- ✓ Honoring Legacy & Leaving Legacy
- ✓ Longterm Flexibility
- ✓ Mission-focused
- ✓ Community Ownership

While many government resources exist for affordable housing, the **tradeoff** is that the resulting development **lacks flexibility** and must comply with rigid tenant eligibility requirements, income limits, and rent limits. Jane's Place seeks to ensure the housing can adapt over time to **serve Salida and Chaffee**, and not be limited by government requirements.

Jane's Place will cost about \$3.6M. While a good portion of this cost will be paid for using traditional debt, community support is needed in order to ensure the rent levels and programming will directly impact those who need it the most.

<u>Total Project cost</u>	<u>\$3,600,000</u>
<u>Sources</u>	<u>\$3,600,000</u>
Grants.....	\$360,000
Community Campaign.....	\$700,000
Local Employers.....	\$200,000
Debt.....	\$2,340,000



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It Takes a Community - Give or Pledge Today!

A gift to Jane's Place is a gift to the Salida community. Your donation will have deep and lasting impact in this amazing town and is crucial to ensuring this vision becomes a reality. Join the **others who have already committed \$331,000**, and, if you'd like, let us know that you'd like one of the acknowledgements as lists below.

Ally Donor - \$50,000+

2 donors so far!

Optional benefits include lower levels plus:

- Naming rights on a building or space (2 more available)

Champion Donor - \$25,000+

Optional benefits include lower levels plus:

- Naming rights on a musical garden instrument (5 total available)

Companion Donor - \$10,000+

6 donors so far!

Optional benefits include lower levels plus:

- Naming plaque for a tree on site (15 total available)

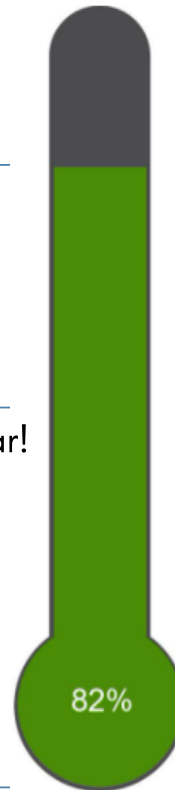
Friend Donor - \$1,000+

19 donors so far!

Donor name on donor wall & donor brick

Supporter Donor - \$50+

84 donors so far!



The Chaffee County Community Foundation can accept your **tax deductible** the following types of gifts in support of Jane's Place:

- ✓ **Qualified distribution from IRA***
- ✓ **Appreciated Stock**
- ✓ **Donor Advised Fund Grant**
- ✓ **Credit Card**
- ✓ **Cash or check**
- ✓ **In-Kind materials or labor****

Tax deductible gifts can be made out to CCCF with "Jane's Place" or "Salida Adaptive Housing" in the memo line and sent to:

Chaffee County Community Foundation
PO Box 492
Buena Vista, CO 81211

Have questions or want to coordinate a non-cash gift?

Contact Joseph Teipel at:
joseph@chaffeecommunity.org
(303) 995-3595

CCCF's Tax ID is: 26-4605574

**For donors who are 70.5 years old or older, tax-free donations can be made to CCCF to satisfy your Required Minimum Distribution.*

***In-Kind gifts must directly lower the project costs by providing labor, materials, or products already in the design and budget.*

The Project Components

1 – The Molly Grether Adaptive Housing Building – housing folks experiencing homelessness, seasonal employees, and others in transition.

2 – Studio apartments designed to house families in transition, newcomers to the Chaffee workforce, and local employees.

3 – Management & Services office to anchor housing management and other service provision to residents.

4 – One and two bedroom apartments designed to house local employees, individuals in crisis, and Americorps volunteers.

5 – One-bedroom apartments above an innovative community space including co-working and meeting space for local organizations and projects as well as a coffee shop cafe used for on-site job training for hard-to-employ populations.

6 –
 ✓ Donor brick patio (example image below) at the entrance to the nonprofit space.
 ✓ Jane's Stage - an outdoor musical garden (images of instruments below) designed to bring community together in creativity and celebration.

