



Addressing Local Needs Through Creative Affordable Housing Solutions

Colorado Association of Ski Towns 2020



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DOH AREAS OF IMPACT

- Increasing and preserving Colorado's inventory of affordable housing
- Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating the Mobile Home Parks and the constr/install of factory-built structures



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DOH AREAS OF IMPACT: SFY19

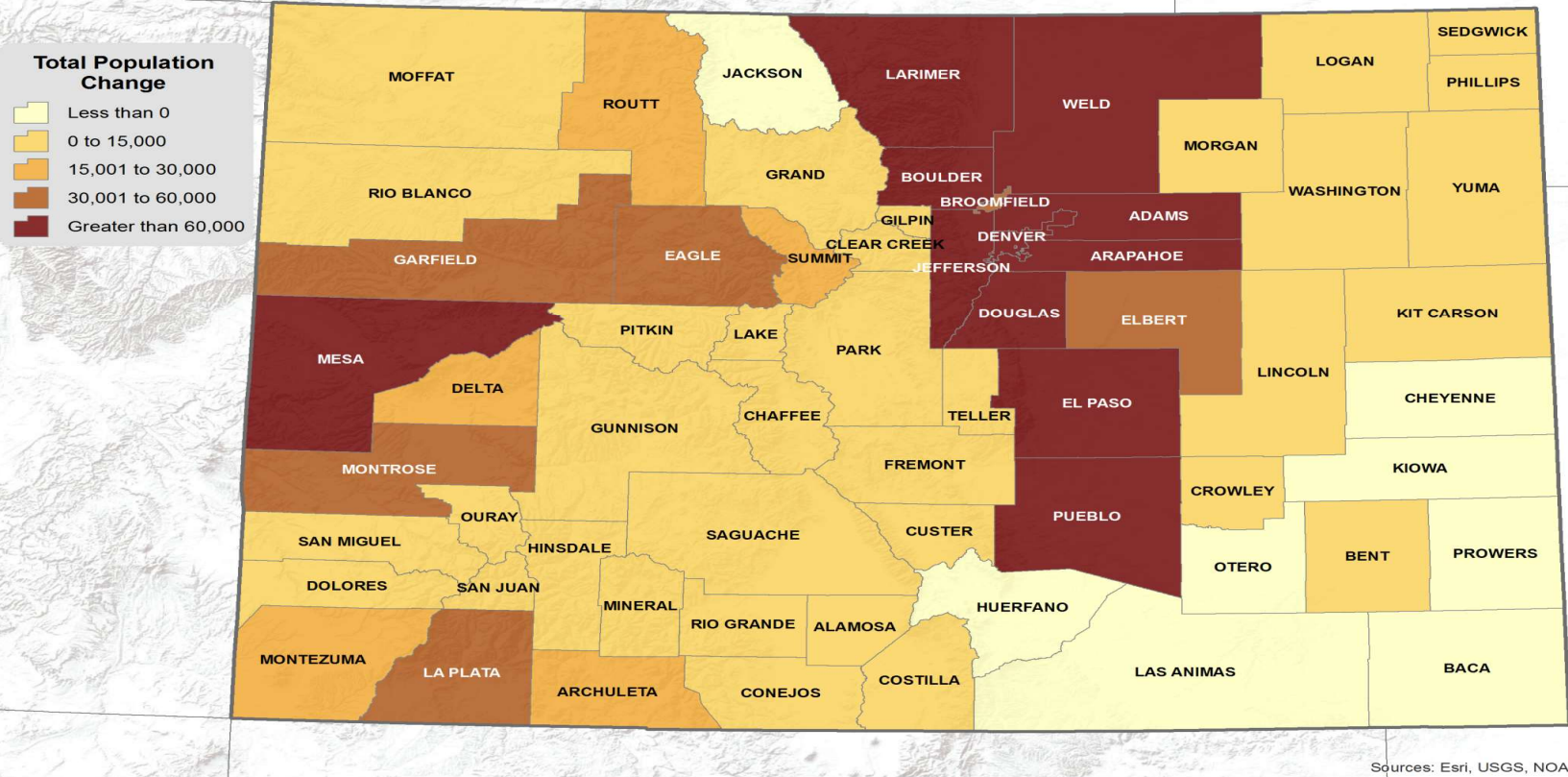
- 38,000 households served
- 3,562 affordable housing opportunities created
- 8,500 vouchers issued with 83% serving people with disabilities
- 573 homes modified to support people with disabilities
- 540 manufactured homes inspected for safety
- 1,327 people housed from homelessness



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Expectations of Growth 2015-2050

Total Population Change



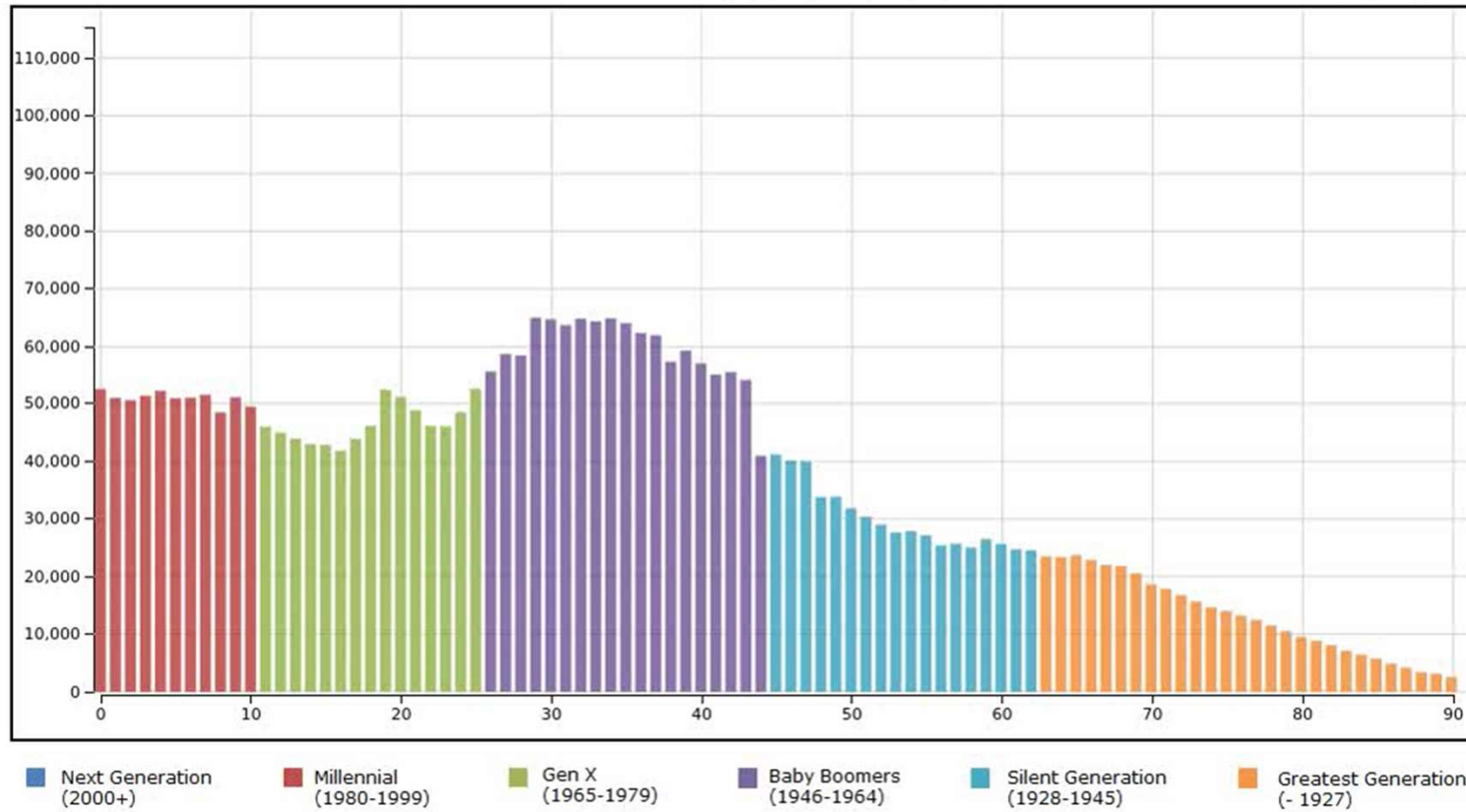
Sources: Esri, USGS, NOAA



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Colorado

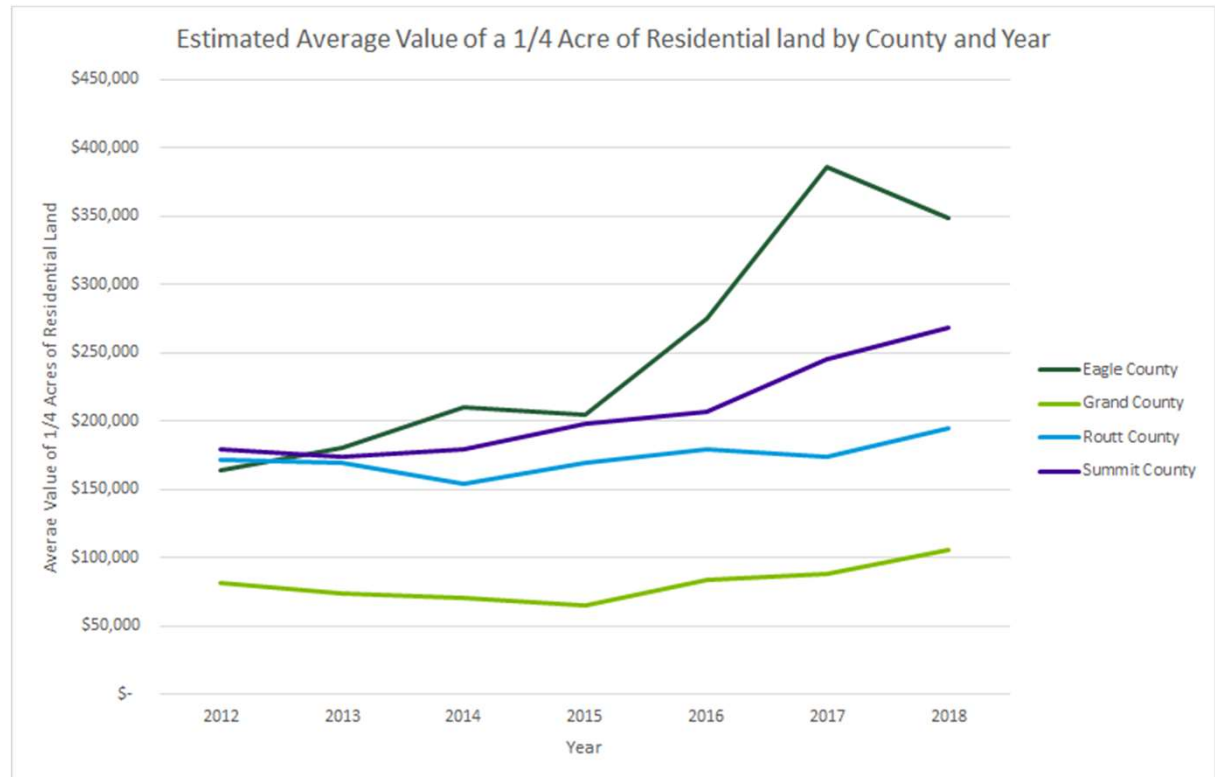
1990



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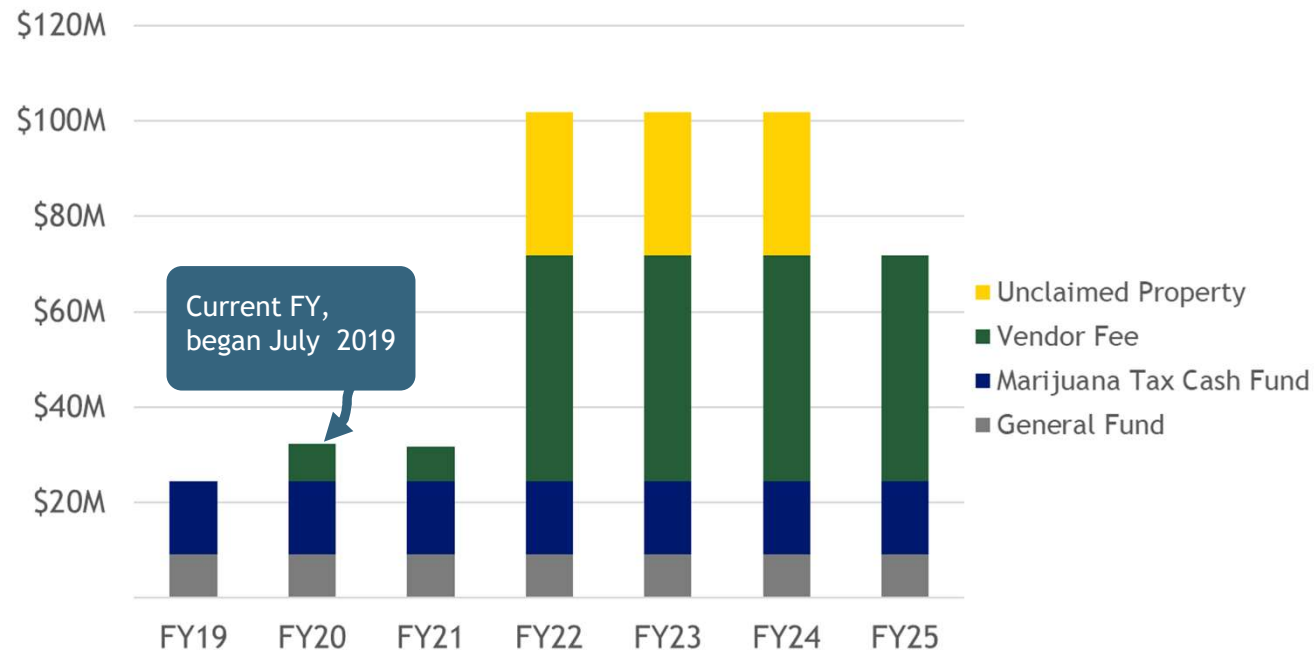
Land

Rising land values add additional pressure on affordability



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Division of Housing State Development Funding by Revenue Source and Fiscal Year



*A portion of Marijuana Tax Cash Funds (HSP) are obligated towards vouchers and not development. Vendor fee dollars will be received starting in the winter of 2020, and will be variable. All funding projections are estimates.



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Stakeholder Engagement Meetings

Meeting Locations:

Durango*

Bent County

Grand Junction*

Pueblo*

Denver*

Fort Collins*

Summit County*

Gunnison County

Limon

Ouray County

Over 850 stakeholder participants

Broad Themes:

- limited housing stock
- diversity of housing stock
- supporting local housing
- landlord engagement
- missing middle housing
- homelessness
- vulnerable populations
- zoning and building codes

*Major Engagement Meetings



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Next Steps

Interim Brief identified three common solutions:

- ❑ Capacity Building Needed
- ❑ Partnerships Key to Future Success
- ❑ Broad Range of Creative Solutions to Community Based Problems

- ❑ Final Stakeholder Engagement Report complete
- ❑ Formation of Strategic Housing Working Group

SUMMER ENGAGEMENT focused on training and how to apply for funding



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DOH Rental Programs

Mixed income developments ranging from 6 units to 250

New Construction

Acquisition

Rehabilitation

Land Trusts

Rental Assistance

Homelessness Solutions

Training: Developers Toolkit and Hammering out the Deal



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Anvil Mountain Apartments

- Manufactured in Grand Junction and shipped to Silverton to accommodate short construction season

Affordable Rental and
Manufactured/Mobile Housing



- Unique financing structure
- Donated land, EPA, DOH, DLG, local governments, conventional loans
- 12 rental units in 2 buildings across 10 factory built sections

Location: Silverton, San Juan County

Project Type: Factory Built Modular Housing

Owner: San Juan County



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Wintergreen Apartments

Affordable Rental

- Includes 30 one-bedroom units, 8 two-bedrooms, and 2 three-bedrooms
- Will be a part of a large existing tax credit development
- 40 units at 30%, 50% and 60% AMI



Location: Keystone, Summit County
Project Type: New Construction
Owner: Terraze del Sol, LLC



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DOH Homeownership Programs

<80% of Area Median Income

New Construction

Acquisition

Land Trusts

RLF programs

Down Payment Assistance

Owner Repair Programs

HB19-1322 added

<120% AMI

Acquisition, renovation and
construction in rural areas

<100% AMI for Down Payment
Assistance



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Old Stage Road Rowhomes

Affordable
Homeownership and
Land Trusts

- 8-unit for-sale homes in Salida
- <80% Area Median Income
- 900sf, 2-bdrm, 2.5 bath
- Chaffee Housing Trust owns land to ensure future affordability

Location: Chaffee County

Project Type: Homeownership/Land Trust

Agency: Chaffee Housing Trust & Town of Salida



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Manufactured Home Repair

Affordable Homeownership and Manufactured/Mobile Housing

- Loans of up to \$12,000 per home for repairs to address
- Health, safety, accessibility and energy efficiency
- Households up to 80% AMI are eligible
- DOH funds used towards program costs and loans

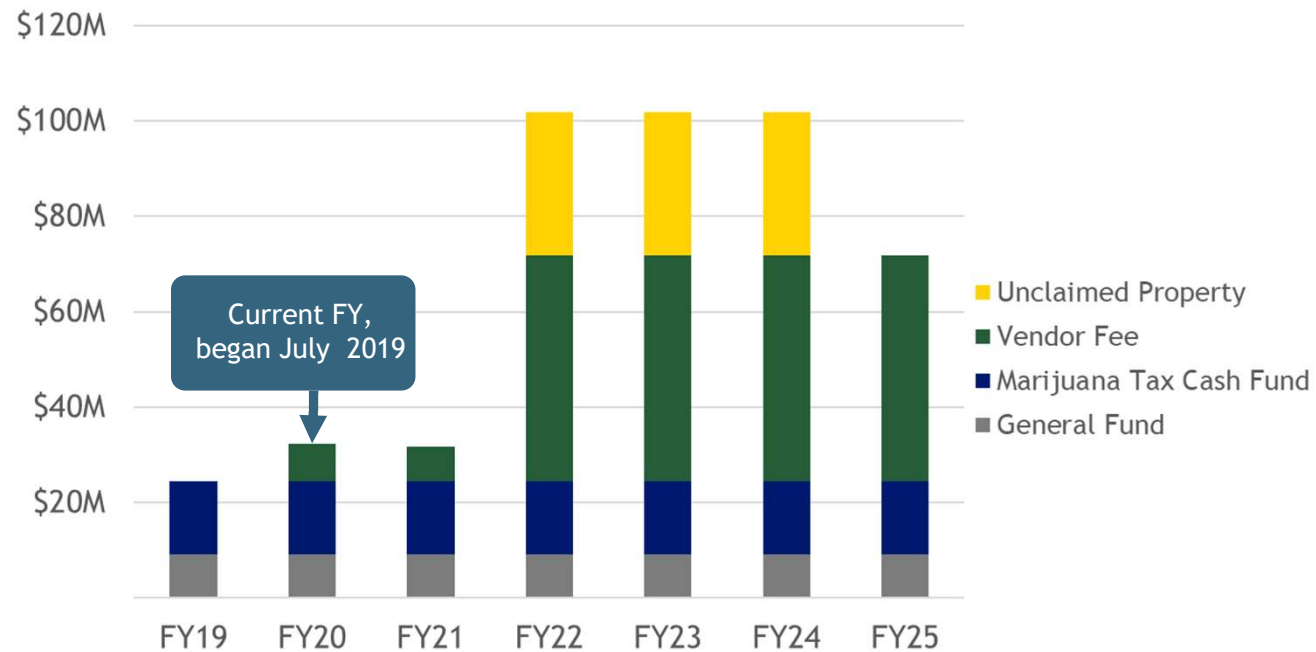


Location: Larimer County
Project Type: Owner Repair Program
Agency: Loveland Housing
Development Corporation



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