



*Division of Housing
Federal and State Stimulus Funds*

Alison George, Director



COLORADO
Department of Local Affairs

DOLA's Division of Housing

HOMELESSNESS SOLUTIONS ☉ THRU ☉ FIRST-TIME HOMEBUYER PROGRAMS



4,353 units of affordable housing developed or preserved



Over 73,000 households served between all housing programs



29,000 households served through housing relief programs

The Division of Housing (DOH) was created by statute in 1970. DOH partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe and secure homes.

Our vision ☉ affordable, safe and secure homes for all Coloradans



Our work includes:

- Increasing and preserving Colorado's inventory of affordable housing
 - Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating Mobile Home Parks, and the construction and installation of factory-built structures
 - Creating accessibility through review/approval of home modifications
- Emergency Recovery from natural disasters and the current COVID19 pandemic



COLORADO
Department of Local Affairs

DOH Offices

Office of Homelessness Initiatives (OHI)



Households Housed from Homelessness

1,079 households formerly experiencing homelessness moved into housing

Fort Lyon

345 persons were provided housing and supportive services at Fort Lyon
61% of people that exited Fort Lyon secured permanent/transitional housing

New Office of Housing Recovery (HRO)



Pandemic Relief

29,000 households served through housing relief programs

Housing Assistance Approved/Paid

Approx. \$130M to date
ERAP, EHAP, POP, LBW, Housing Counseling and Youth Homeless

Office of Housing Finance and Housing Sustainability (OHFS)



Housing Opportunities

4,353 units of affordable housing developed or preserved

Technical Assistance

Field staff in Alamosa, Pueblo, Eagle, Loveland, COSP

Office of Rental Assistance (ORA)



Leased and Issued Vouchers

8,849 vouchers had access to affordable housing because of a state or federal voucher

Reaching the Hardest to Serve

83% of housing vouchers served persons with disabilities

Office of Regulatory Oversight (ORO)



Advancing Safety

268 construction and safety inspections conducted

MHP Oversight

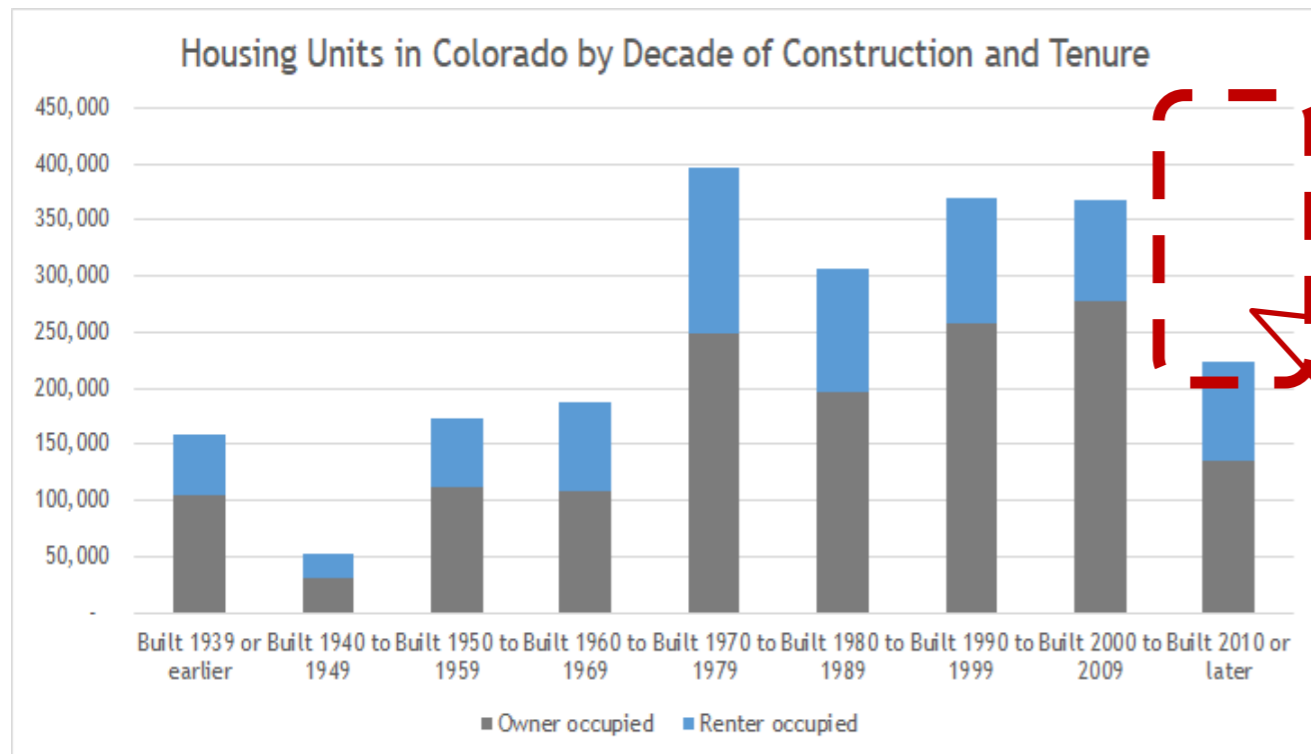
720 MHP owner TA/registrations
157 tenant/landlord complaints



Headwinds:

Approx. 315K HH pay >50% of their income toward housing

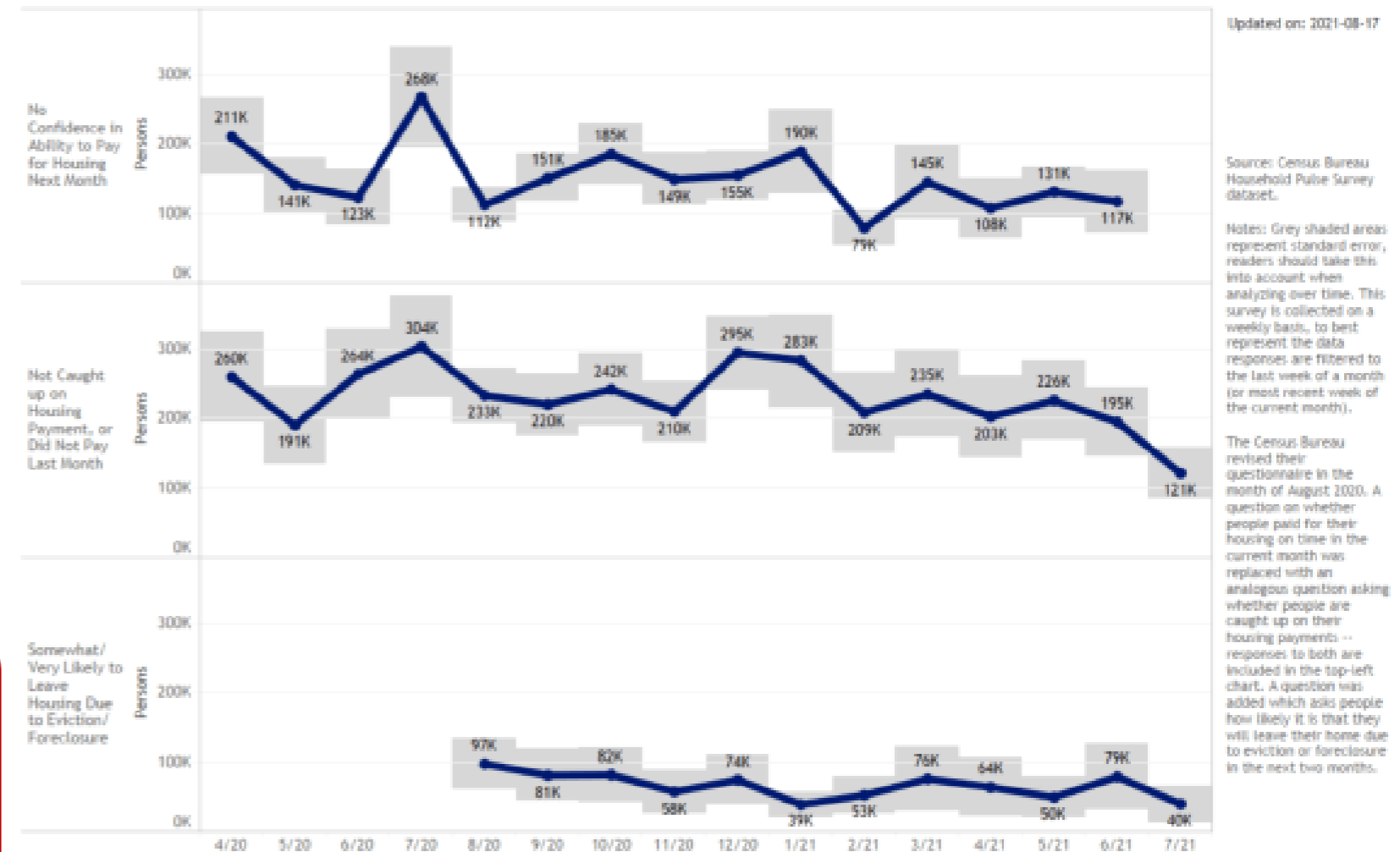
Deficit of Construction



40% drop in housing production

Pandemic Induced Financial Instability

Department of Local Affairs - Coronavirus Housing Recovery Dashboard CO



\$579k median list price of home in Colorado, July 2021

HH at median income can afford \$295k valued home
 Median renter HH can afford \$200k valued home



MAKING HOMELESSNESS HISTORY IN COLORADO

Leading Causes

- Lack of Affordable Housing
- Health Challenges
- Systemic Inequities

THE VISION

Our vision is that everyone in Colorado has a safe, stable, and affordable place to live. We can create a future where homelessness is rare and brief when it occurs, and no one gets left behind.

The Need

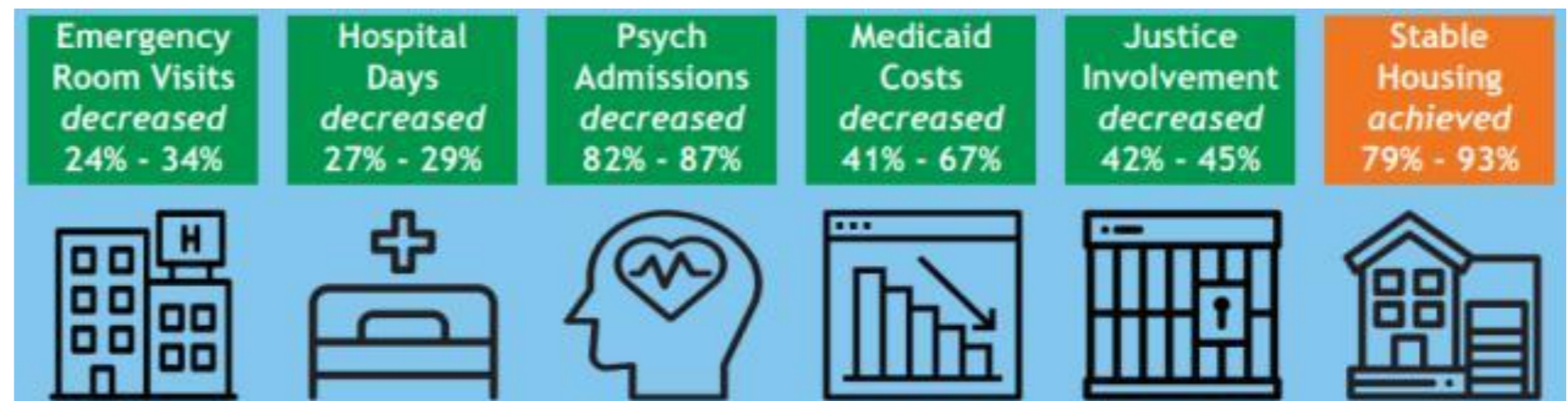
- ~10,000 PIT
- 23,000+ Students
- 53,000+ Medicaid

Outcomes

85% Stay Housed
Reduced Costs

Proven Solutions

- Prevention/Diversion
- Coordinated Efforts
- Housing-Focused Outreach
- Low-Barrier Shelter
- Housing + Services



ARPA Recovery, What we Know

Affordable Housing and Home Ownership
\$500M for housing

- HB21-1329 appropriates \$98.5M to DOH immediately.
- \$1.5M Eviction Legal Defense Fund
- Interim task force to determine \$400M

\$305M additional Emergency Rental Assistance to continue ERAP

\$175M Homeowner Assistance Fund

1,023 Emergency Housing Vouchers

\$66M HOME ARP funds



HB21-1329 - Initial ARPA Housing funds (\$98.5M)



Acquisition Fund

Up to \$35M available for property acquisition.

- Short term, low interest loans
- Eligible Properties
 - Land
 - Existing residential
 - Existing other use

Funds to be repaid with perm financing



Investment Funds

Up to \$70M available to invest in existing affordable housing funds.

DOH to loan capital into non-profits, CDFIs, traditional financial institutions, affordable housing investment funds.

DOH funds to leverage affordable housing financing already being undertaken by these partner funds.



LIHTC Supplemental Grants

Up to \$25M to grant alongside CHFA Round 1 (9%) LIHTC awards

- Intended to stretch the 9% LIHTC resource to more projects
- Awarded to projects as a grant
- Project/applicant still eligible for traditional DOH gap funding as needed
- Intended as an optional resource for LIHTC applicants



2021 State Stimulus Bills

SB21-242



New Funding

Housing Development Grants Hotels Tenancy Support Program (\$30M).

Program Description

This program provides funds to DOLA to support the purchase of underutilized hotels/motels for affordable housing or to lease rooms in these properties for those in need of affordable housing, including individuals experiencing homelessness.

- Short term loans to quickly acquire property

- Low interest / no payments

- Acquisition loan will be paid off upon closing of perm financing

 - Perm financing is eligible to use DOH gap funds

NOFA released September 2021.

New Funding

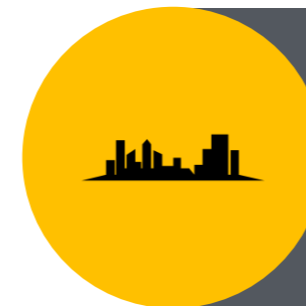
DOLA Innovative Affordable Housing Strategies (\$48M).

Program Description

Incentivize local governments to adopt land use policies which promote the creation of affordable housing.

Provide grants to local governments to create and make use of new land use policies which promote the creation of affordable housing.

Provide funding for local communities to go through a DOLA housing development toolkit to help them conceive of, plan for, construct and operate new housing.



HB21-1271



Housing Recovery Office

*Oversee Emergency Rental Assistance
and Homeowner Assistance Funds*

Welcome Office Director, Sarah Buss

Watch for additional position
announcements:

Program Managers for Rental and
Homeownership

Budget Analysts

Program Assistants



Evolution of Renter Relief Programs



Emergency Housing Assistance Program (EHAP)

- Ran from April 2020 through March 2021
- Served renters and homeowners
- Tenants applied for assistance
- Households must have earned less than 80-100% AMI, experienced financial hardship due to the economic disruption caused by COVID-19.



Property Owner Preservation Program (POP)

- Ran from August 2020 through February 2021
- Served renters
- Rental Property owners and mobile home parks apply directly online to DOH
- Program-specific HAP contract executed to receive payment in arrears
- Residents must attest to financial hardship



Emergency Rental Assistance Program (ERAP)

- Runs from March 2021 through 2024
- Serves renters
- Owners, managers, and tenants may all apply
- Can also fund housing stability services
- Households up to 80% AMI



Residual Income for Households Earning \$0-\$50k in CO, 2019

Not Cost Burdened
(0%-30% Income on Housing)



\$1,900

Mild/Moderate Cost Burden
(31%-50% Income on Housing)



\$1,400

Severe Cost Burden
(50%+ Income on Housing)

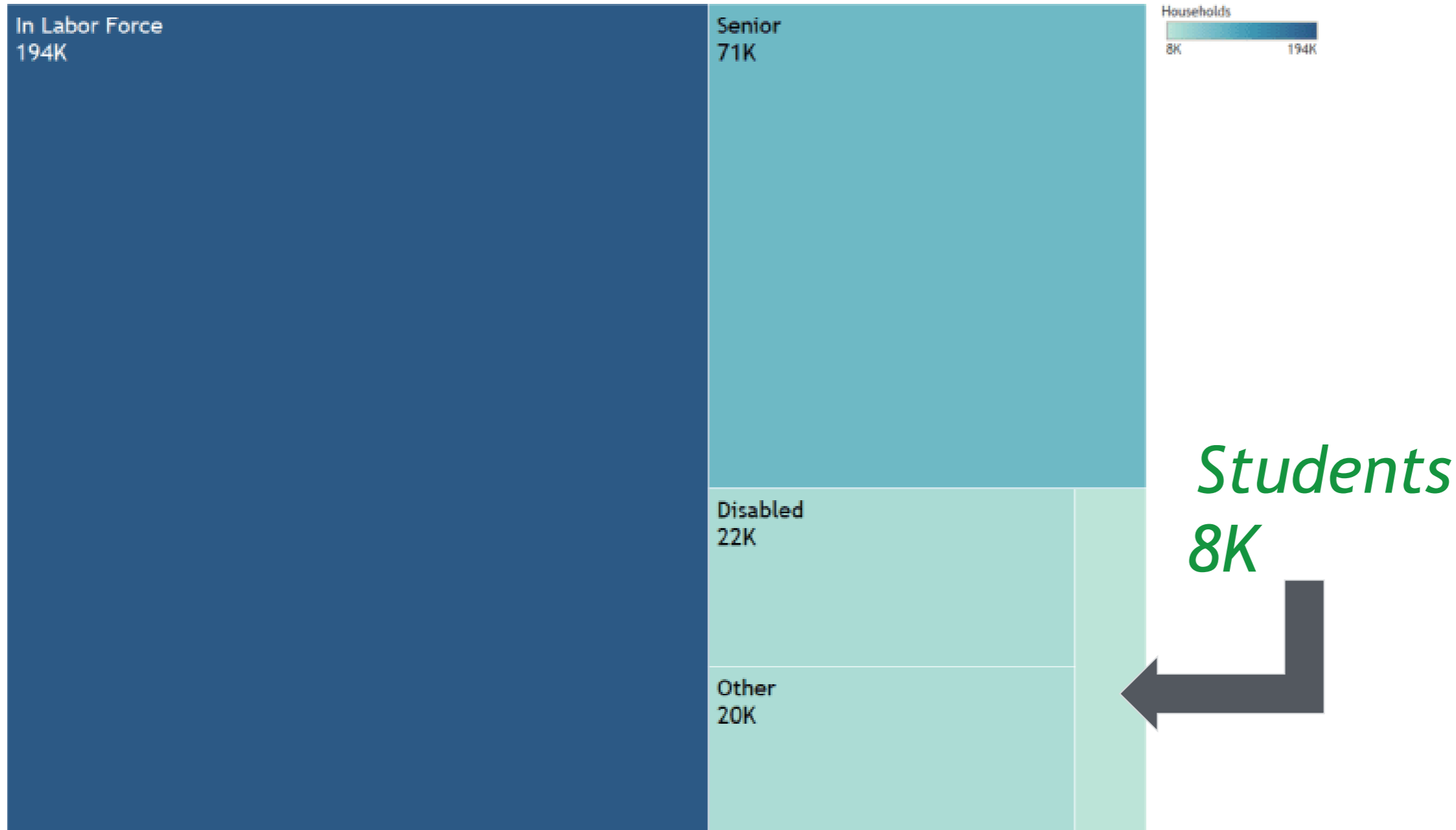


\$200



Housing Needs - Overall

Households Spending Over 50% of Income on Housing by Demographic Category, Colorado 2019

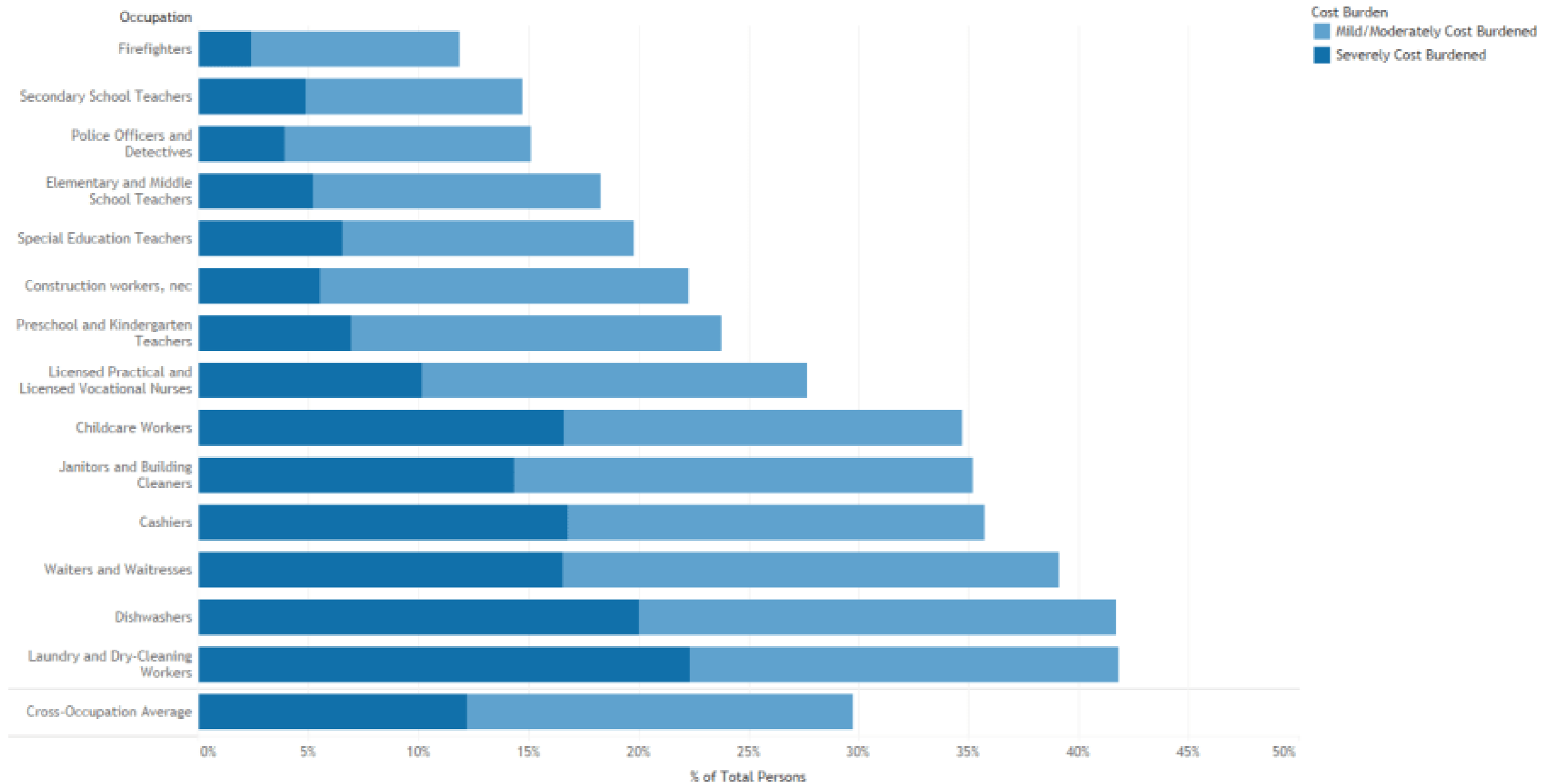


Source: Department of Local Affairs, Division of Housing tabulations of U.S. Census Bureau American Community Survey 1-Year Estimates for 2019, dataset provided by IPUMS USA, University of Minnesota, www.ipums.org.

Notes: All categories are mutually exclusive. Households with 1 or more person in the labor force are considered "In Labor Force", households with 1 or more persons aged 62 or over are "Senior", households receiving Supplemental Security Income are "Disabled", households with one or more students are "Student", households that do not match the above criteria are "Other". All households are bucketed into these categories in a descending fashion.

Housing Needs - Occupations

Cost Burden Rate of Selected Occupations in Colorado by Cost Burden Level, 2019

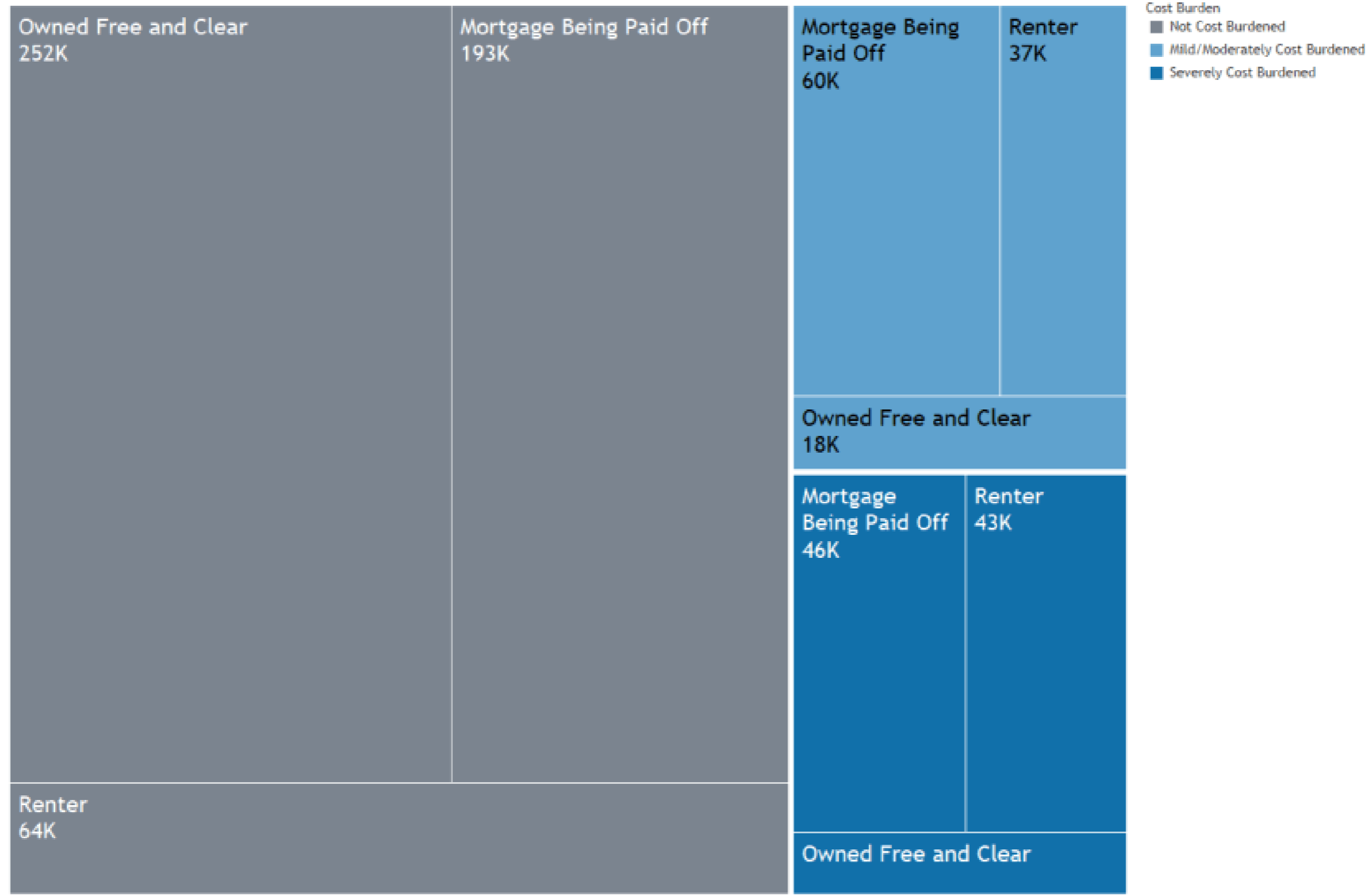


Source: Department of Local Affairs, Division of Housing tabulations of U.S. Census Bureau American Community Survey 5-Year Estimates for 2015-2019, dataset provided by IPUMS USA, University of Minnesota, www.ipums.org.



Housing Needs - Seniors

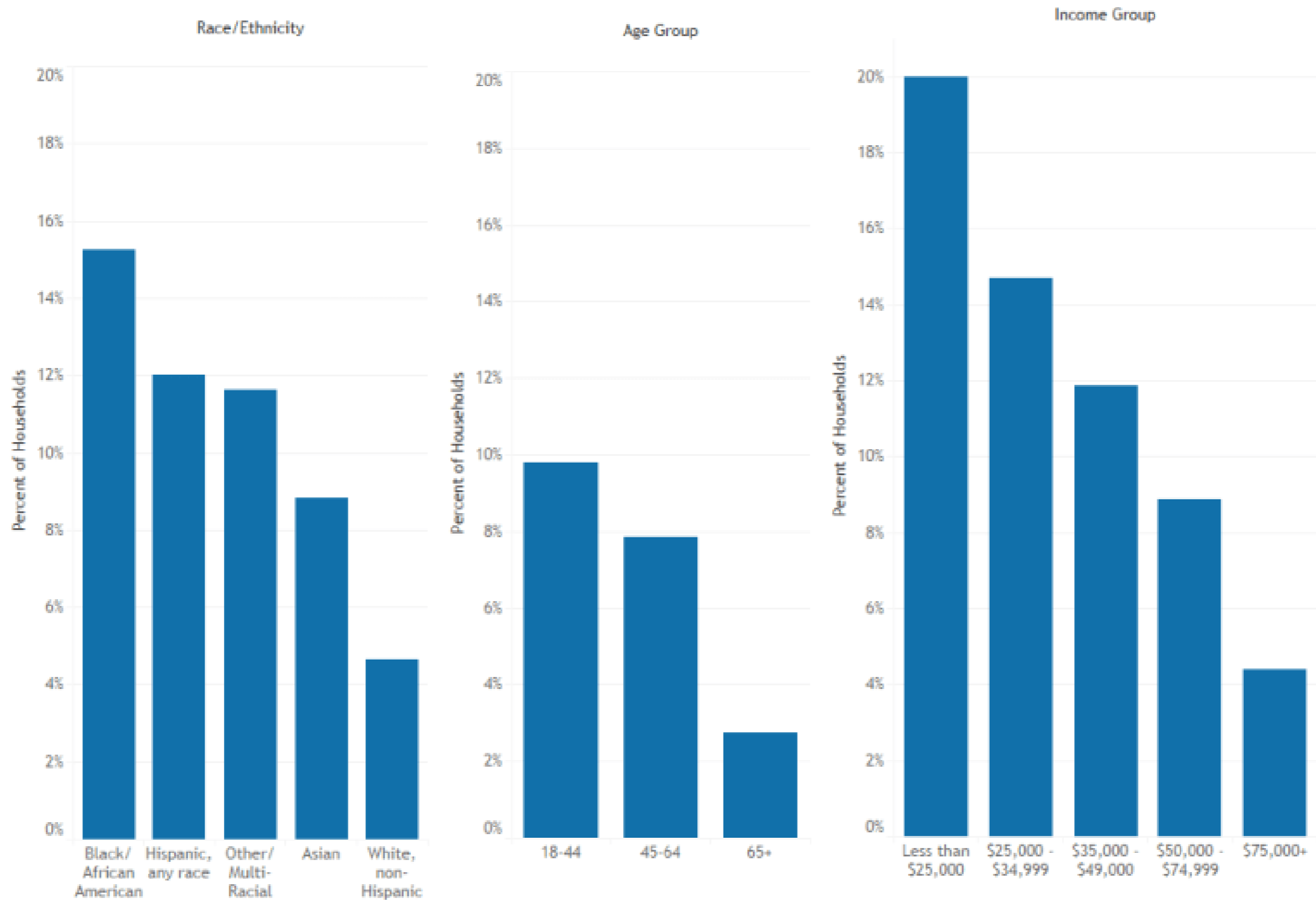
Senior Cost Burden by Mortgage Status



Source: Department of Local Affairs, Division of Housing tabulations of U.S. Census Bureau American Community Survey 1-Year Estimates for 2019, dataset provided by IPUMS USA, University of Minnesota, www.ipums.org.



Percent of U.S. Households Not Caught Up on Rent or Mortgage by Race/Ethnicity, Age, and Income Early January 2021



Alison George
Director
Division of Housing

www.colorado.gov/dola
<https://cdola.colorado.gov/housing-covid19>



COLORADO
Department of Local Affairs