



Addressing Local Needs Through Creative Affordable Housing Solutions in Rural Areas

Colorado Health Symposium - Keystone, CO
July 26, 2019



COLORADO
Department of Local Affairs

Agenda

- State of Colorado Intro
- Summit County
- San Luis Valley Housing Coalition
- Statewide data overview
- Case study walkthroughs
- Funding input table breakout (round 1)
- Funding input table breakout (round 2)
- Report Back



DOH AREAS OF IMPACT

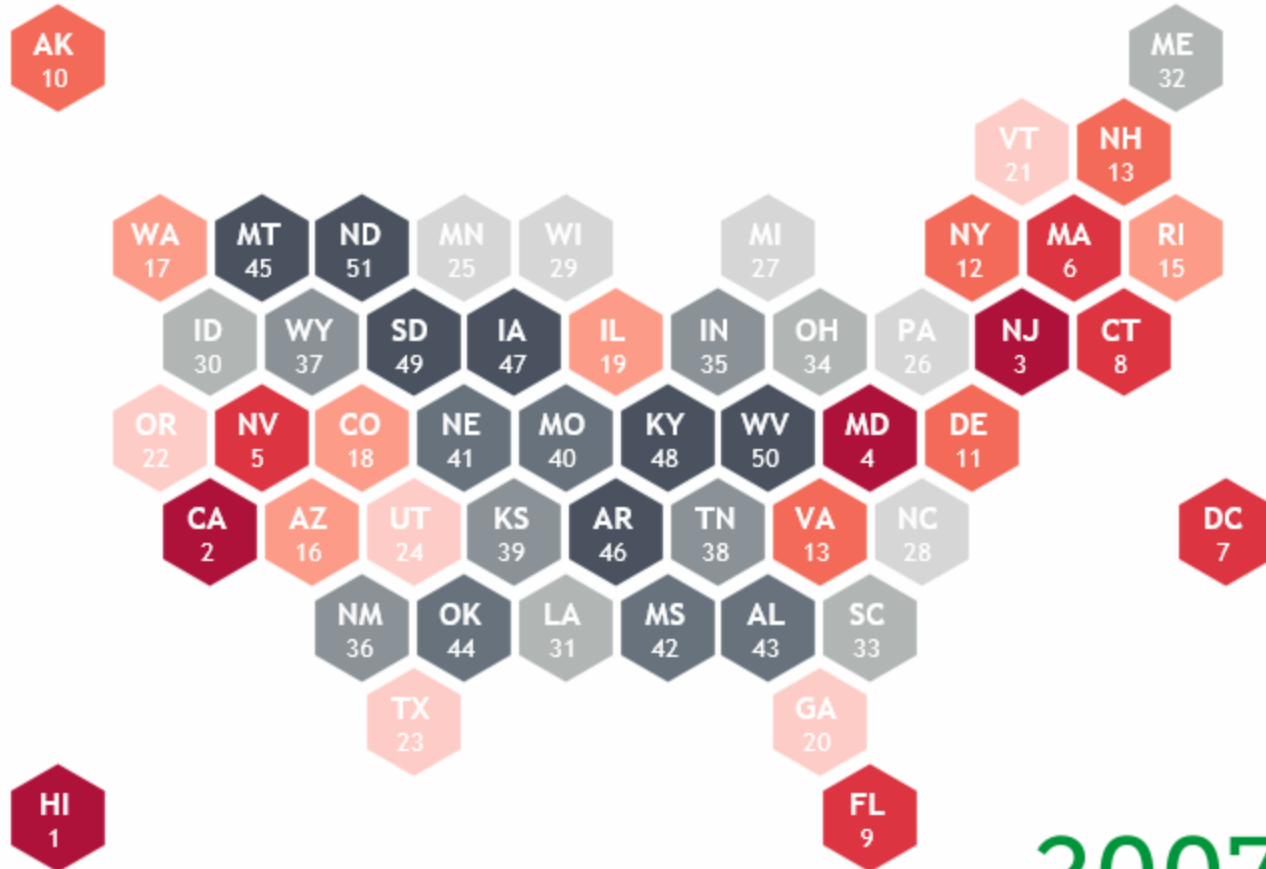
- Increasing and preserving Colorado's inventory of affordable housing
- Managing rental assistance vouchers
- Creating and supporting collaborative approaches to end homelessness
- Regulating the construction and installation of factory-built structures



How does Colorado compare
to other states in terms of
rent?



States Ranked by Median Rent

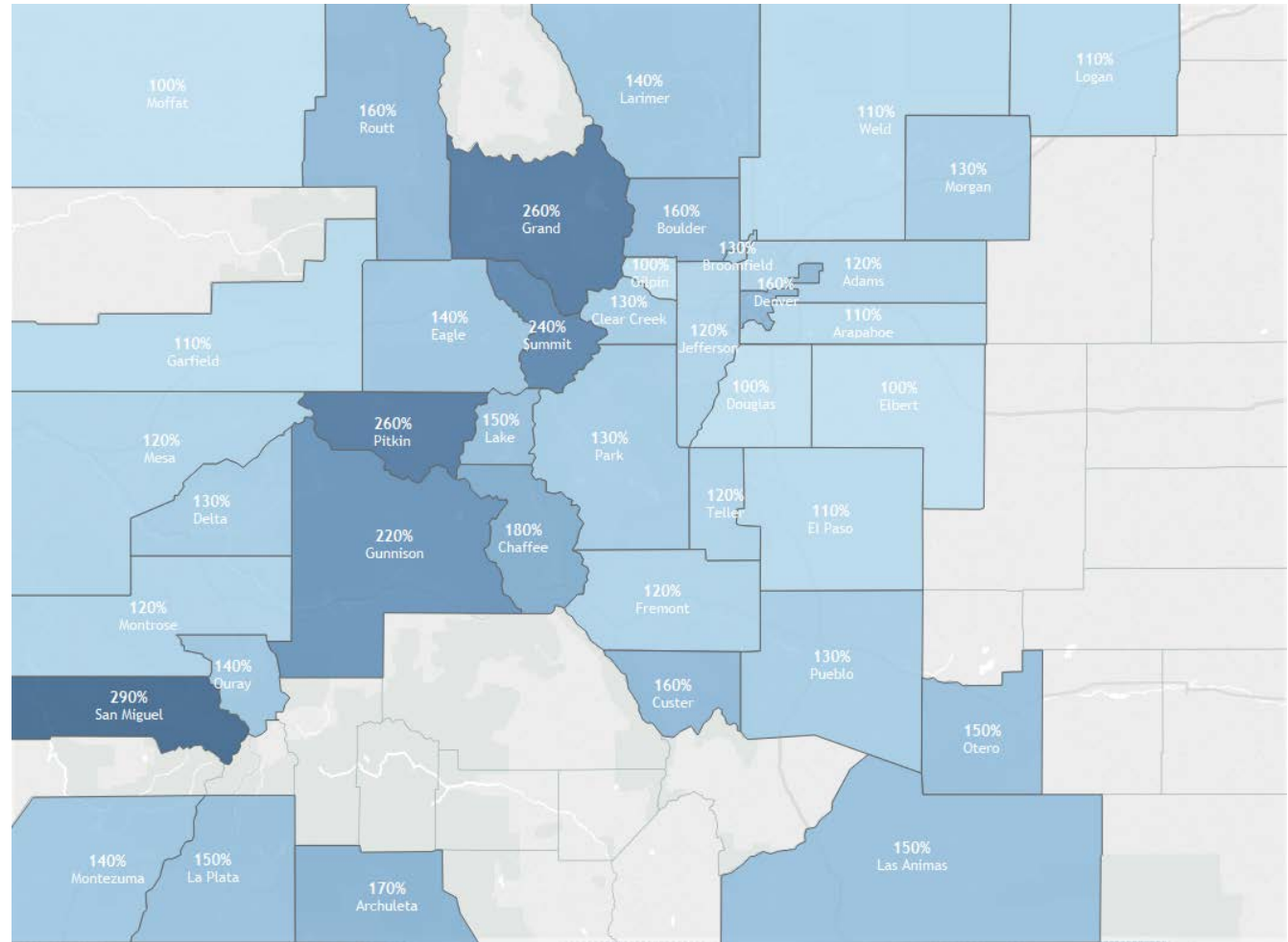


2007

Source: U.S. Census Bureau American Community Survey, B25064



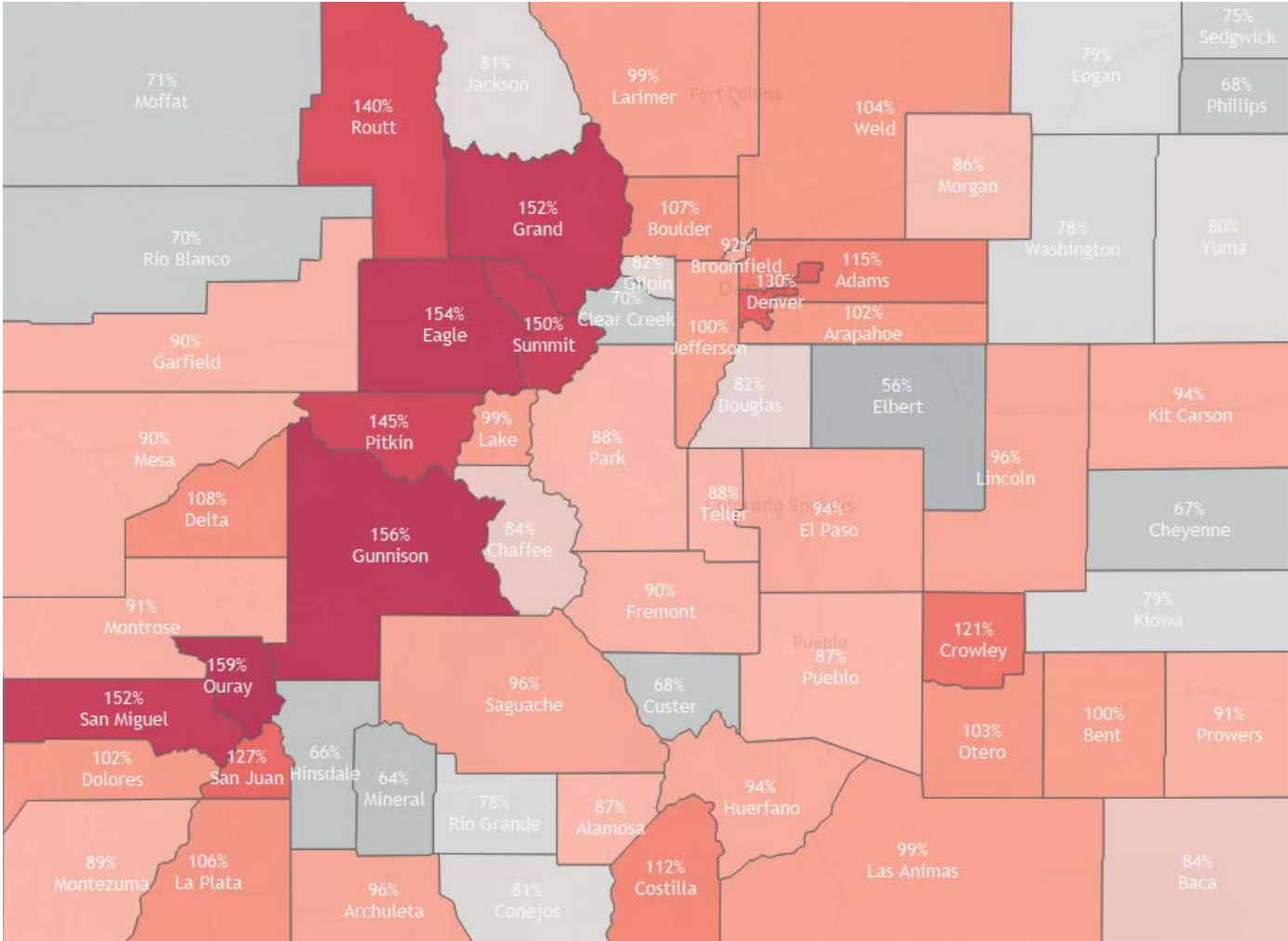
Median Homebuyer Income as % of Median Income of all Households in 2017



Source: HMDA 2017, SAIPE 2017
 (Blank Counties have insufficient data)

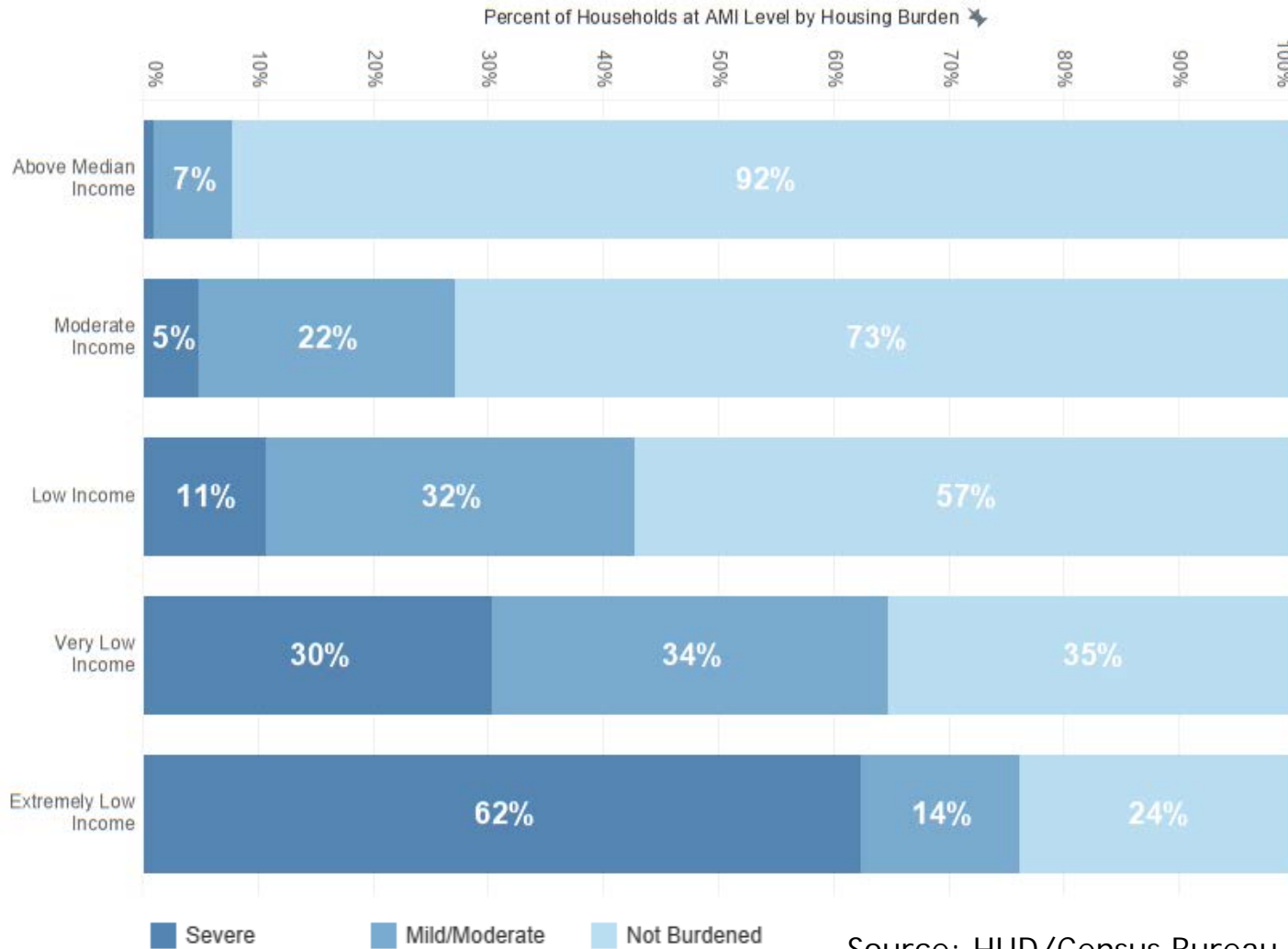


Income to Afford Estimated Median Rental List Price Compared to Area Median



Source: Zillow, U.S. Census Bureau, DOH Calculations

Housing Cost Burden in Rural Colorado by AMI



Highest need at the lowest incomes

Source: HUD/Census Bureau 2011-2015 CHAS



1st Place on 2nd Street

Homelessness Solutions and Rental Assistance

- For extremely low-income young adults aged 18-24
 - Experiencing homelessness, or at risk of becoming homeless & have a disabling condition
- Residents receive health care, supportive services and life-skills
- 8 units across two four-plexes



Location: City of Montrose, Montrose County

Project Type: New Construction

Owner: CASA of the Seventh Judicial District



Anvil Mountain Apartments

Affordable Rental and Manufactured/Mobile Housing

- Manufactured in Grand Junction and shipped to Silverton to accommodate short construction season
- Unique financing structure
 - Donated land, EPA, DOH, DLG, local governments, conventional loans
- 12 units in 2 buildings across 10 factory built sections



Location: Silverton, San Juan County
Project Type: Factory Built Modular Housing
Owner: San Juan County



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



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: Terraza del Sol, LLC



Green House Project

Affordable Rental

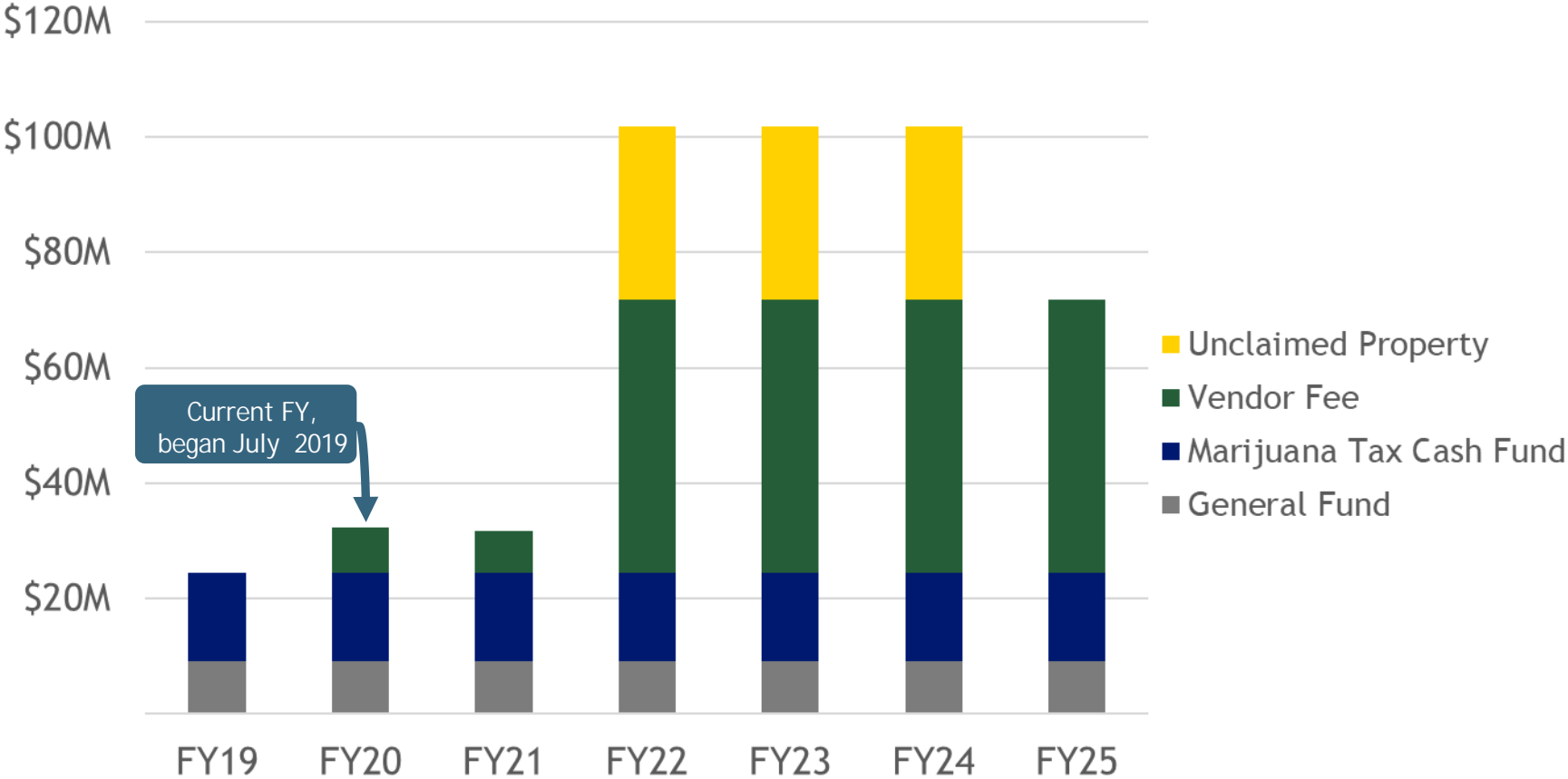
- Replaced a nursing facility with non-institutional community living
- Created four new houses, each with ten private bedrooms and bathrooms but shared common areas
- 40 units, 24 are restricted to 30% AMI/Medicaid patients, 16 are market rate



Location: Akron, Washington County
Project Type: New Construction,
Skilled Nursing Care
Owner: Washington County



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.



Table discussions

Homeless Solutions

Affordable Rentals

Rental Assistance

Affordable
Homeownership

Manufactured/Mobile
Homes

Data tutorial and
feedback

All input recorded on forms collected by the State of Colorado will be considered a part of public record and may be included in future documents published by the Department or made available to requestors pursuant to the Colorado Open Records Act



Report Back



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