Addressing Local Needs Through Creative Affordable Housing Solutions in Rural Areas

Colorado Health Symposium - Keystone, CO
July 26, 2019
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

Source: HUD/Census Bureau 2011-2015 CHAS

Highest need at the lowest incomes

Source: HUD/Census Bureau 2011-2015 CHAS

COLORADO
Department of Local Affairs
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
Current FY, began July 2019

*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

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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.