



What's New at DOLA

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Government

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Colorado Department of Local Affairs

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Department of Local Affairs (DOLA)

Our Mission:
To Strengthen Colorado's Local Communities.



COLORADO
Department of Local Affairs

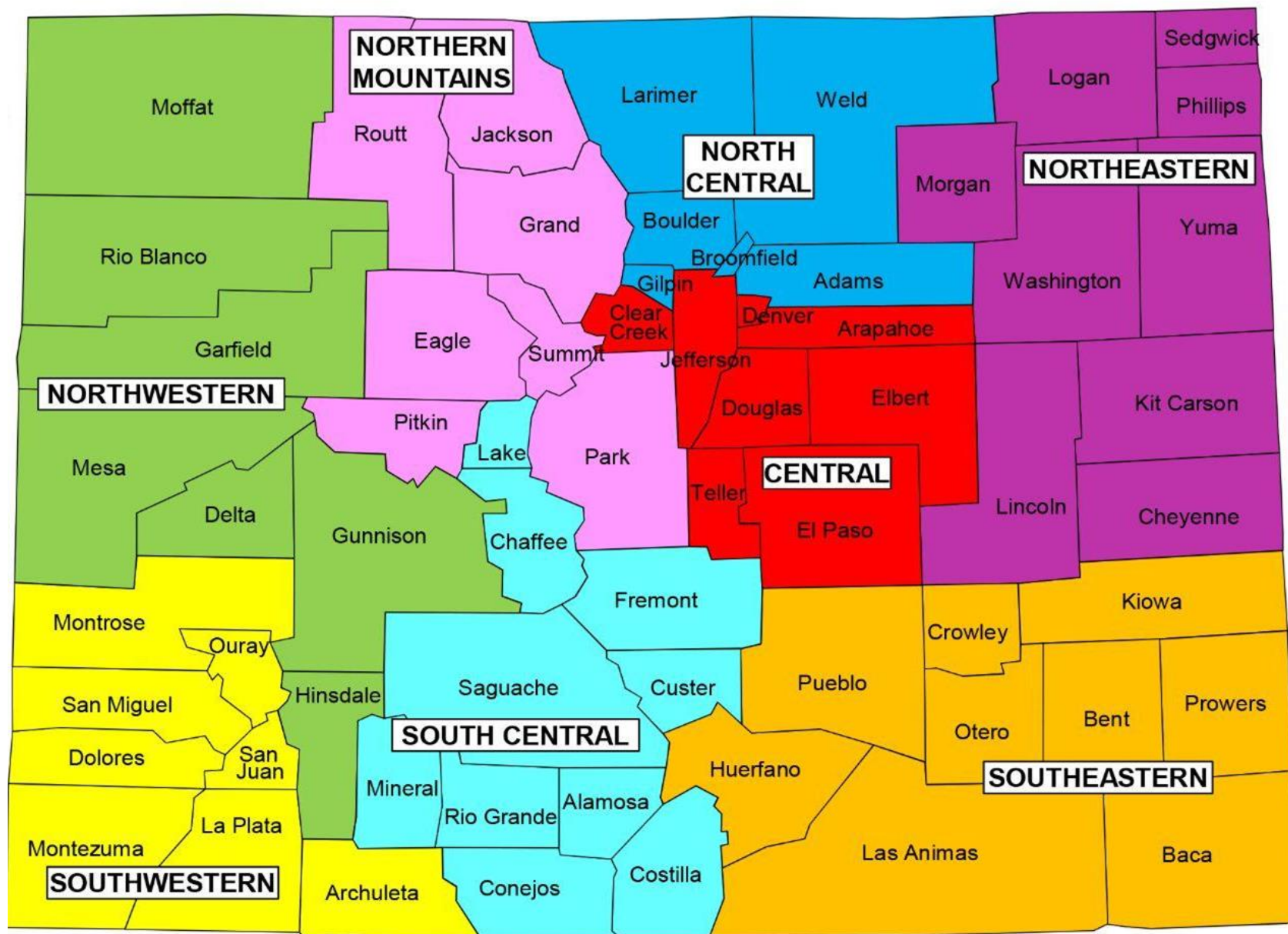


Division of Local Government



The Division of Local Government provides strategic expertise, advocacy, and funding to strengthen Colorado. The division promotes local problem solving, informs decision making and invests in communities.

dlg.colorado.gov



cdola.colorado.gov/regional-managers

Whats coming for EIAF Program?

EIAF Grant Cycles

- 3 Cycles at \$25M each
 - Upcoming NOFAs: August, December, April
- Initiatives
 - Climate Resilience Challenge - \$20M
 - More Housing Now & Land Use Initiative - \$20M
 - Main Street LIVE: Livability Investments for Vibrant Economies - \$17.5M
 - Broadband Planning and Infrastructure Initiative - \$5M
- Supporting your future: over \$27M for local renewable energy projects from 2019 to present



Courtesy photo City of Steamboat Springs

Successes from 2021-22

“1271” IHOI and IHOP Incentive Grant Program Update

Technical Assistance Available

City of Durango Best Western Adaptive Reuse

- 120 affordable housing units will be provided through the reuse of a former Best Western Motel near Downtown Durango

Town of Buena Vista Carbonate Street Project

- 60 units of affordable housing located in downtown Buena Vista

REDI

Microgrids

HB22-1304 Infrastructure and Strong Communities

Collaboration with CDOT and CEO to invest in:

- Infrastructure for infill affordable housing
- Adopting policies and programs that will lower long term costs and GHG emissions by utilizing sustainable land use practices (e.g., zoning, annexation policies, capital improvement planning, rate structures etc.)
- Infrastructure LOI Launch in July, Apps early Fall

NEW DLG Bills 2023

- Multiple new bills - Over 20 in DOLA!
- Smaller Technical fixes like Extending the Developers Toolkit, RENEW and Broadband, and the Civil Asset Forfeiture Committee Program.
- Prop 123 Launching Local Capacity Grants
- LOMA - IIJA Match

Division of Housing

Created in statute in 1970, the Division of Housing (DOH) within the Department of Local Affairs (DOLA) partners with local communities to:

Create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe and secure homes



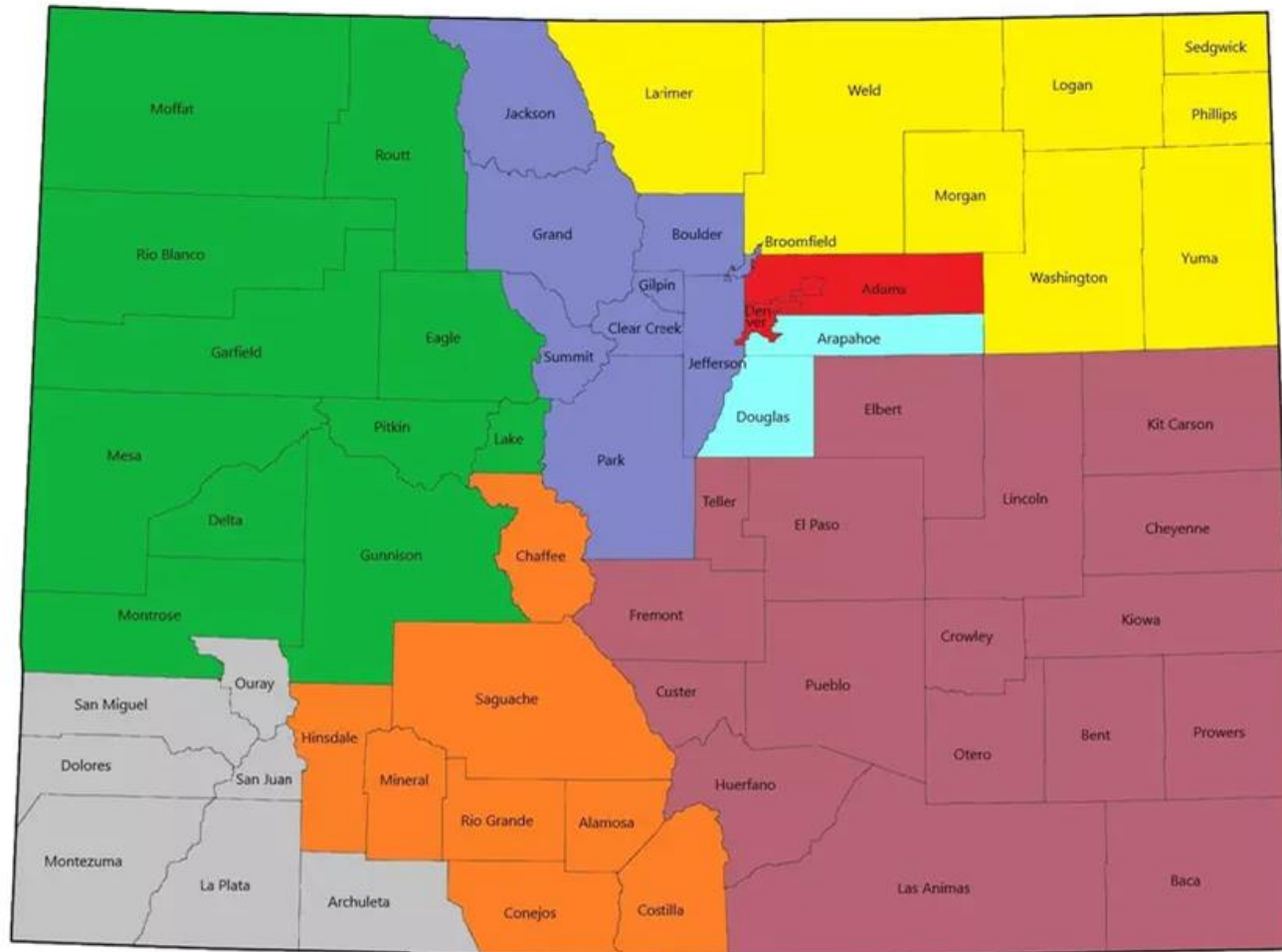
Division of Housing's Impact on Colorado

DOH funding generally makes up 10% of the total capital stack of a housing project. This means that **every \$1 of state and federal funds awarded by DOH is leveraged by about \$10 in other funds.**

During SFY22, DOH capitalized on a **500% increase in funding through historic investments** at the state and federal levels to award nearly \$245M to help local communities create nearly **13,000 affordable housing units.**



Housing Development Specialists Regional Assignments



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Key Highlights from 2022 Legislative Session

- **Transformational Programs (HB22-1377 and HB22-1304) - up to \$243M**
 - Affordable Housing, Homeownership, and Workforce Housing
 - Homelessness Response Grant Program
- **Mobile Home Park Resident Technical Assistance and Stabilization (SB22-160) - up to \$35M**
 - Loan funds provided to Administrators to assist residents acquire their parks
 - TA funds to assist residents as with acquisition and rent stabilization
- **Transformational Affordable Housing Revolving Loan fund Programs (SB22-159)**
 - Affordable Housing Investment Fund 2023 (AHIF23)
 - Transformational Housing Loan Fund (THLF) - DOH direct lending
- **Middle Income Access Program Expansion w/ CHFA (SB22-146)**

Local Officials' Toolkit

Local Officials Toolkit will include:

- 101 Training
- Hour long deep dive focused classes on policy, development & financing
- Online web resource LIVE
- Technical Assistance

Timeline

- Q1 2023 - 101 Trainings Available
- Q2 2023 - Local Officials Training Available
- Q2 2023 - Web-Based Resource Available
- Technical Assistance



- Homeownership Programs
- Rental Programs
- Homelessness Programs



Proposition 123:

Local Government Eligibility and Commitment

- 1. Determining a Baseline**
- 2. Finalizing and Communicating the Baseline**
- 3. Finalizing a Commitment**
- 4. Opportunities for Feedback and Collaboration**
- 5. Compliance**

Affordable Housing Baseline Assistance Tool LIVE

Localities must determine their baseline amount of affordable housing in compliance with statutory definitions in order to make a commitment. Instead of developing their baseline alone, localities may use the baseline assistance tool to:

- ✓ Estimate the amount of affordable housing at individual price levels.
- ✓ Customize a baseline to reflect current conditions.
- ✓ Learn about data sources and math used in baseline development.

Baseline Assistance Tool:



<https://bit.ly/co-123-baseline>

State Affordable Housing Fund

March 2023 Forecast

- Fiscal Year 2022-2023 - \$151.8 million
- Fiscal Year 2023-2024 - \$310 million

DOH receives 40% of funds. Affordable Housing Support Fund is estimated to be:

- Year 1: \$60.72 million - up from \$58 million
- Year 2: \$124 million - up from \$116 million

OEDIT receives 60% of funds. Affordable Housing Financing Fund for OEDIT is estimated to be:

- Year 1: \$91.08 million - up from \$87 million
- Year 2: \$186 million - up from \$175 million

Affordable Housing Support Fund

Based on statute, DOH will utilize its 40% of the funds for:

- 1. Affordable Homeownership Program - up to 50%**
 - \$30.36 million of the anticipated funds in year 1 and \$62 million in year 2

- 1. Program Serving Persons Experiencing Homelessness - up to 45%**
 - \$27.32 million of the estimated funds in year 1 and \$55.8 in year 2

- 1. Local Planning Capacity Development Program thru DLG - up to 5%**
 - \$3.04 million of the estimated funds in year 1 and \$6.2 in year 2

Future Housing Engagement Opportunities

→Housing Colorado, DOLA, CHFA Summer Engagement

◆ Grand Junction - Wednesday, July 12

◆ Durango - Thursday, July 13

◆ Pueblo - Tuesday, July 18

◆ Fort Collins - Wednesday, July 26

◆ Frisco - Friday, July 28

◆ Denver - Tuesday, August 8

Property Taxation

Coordinate and administer the implementation of property tax law throughout the sixty-four counties of Colorado to ensure that valuation procedures are uniform and that each property class is responsible for only its fair share of the total property tax obligation.

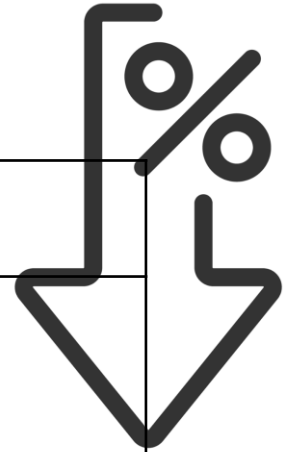
Accomplished through four different sections:

- Appraisal Standards
- Assessment Resources
- Exemptions
- State Assessments

SB 22-238 - vs. SB23-303 Tax Relief

2023 valuation year, 2024 tax collection

SB22-238	SB23-303
Value reduction before assessment rate applied All Residential	
\$15,000	\$50,000
Improved Commercial	
\$30,000	\$30,000
Residential Assessment Rate	
6.765%	6.7%
Most other classes Assessment Rate*	
27.9%	27.85%



SB22-238 & 23-303 - 2023 Backfill (collected 2024)

Step 1

2023 Actual Value * 2022 Assessment Rates = 22/23 Assessed Value

22/23 Assessed Value * 2022 Modified Mill Levies = 22/23 Tax Revenue

Step 2

(2023 Actual Value - 2023 Value Adjustments) * 2023 Assessment Rates = 23 Assessed Value

23 Assessed Value * 2022 Modified Mill Levies = 23 Tax Revenue Modified

Step 3

22/23 Tax Revenue - 23 Tax Revenue Modified = 100% BACKFILL

If the entity is not eligible for 100% backfill, then the amount will be reduced appropriately.

SB23-303 Other Provisions of Interest

2024 and beyond

Local Government Backfill eligibility only for entities with less than 20% assessed value growth **over 2022**.

- If in a county of over 300,000 out for good.
 - Can come back in if a county of less than 300,000
 - Ineligible fire, health services or ambulance districts still get a 50% reimbursement.

2025

- **Primary Residence Value Reduction (\$40,000)**
- **SENIOR Primary Residence Value Reduction (\$140,000)**
 - property owners will need to apply through their county assessors
 - No specific backfill for these value reductions

What's Next in DOLA?

- Housing Now!
- Federal and State Program Focus
 - IIJA and IRA - Summits, COG resource navigators
 - Rolling out new legislative programs
 - Prop 123
 - Energy Code
 - WUI (Wildland Urban Interface) Code



THANK YOU

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