



DOH was created to improve the access of all Coloradans to decent, affordable housing

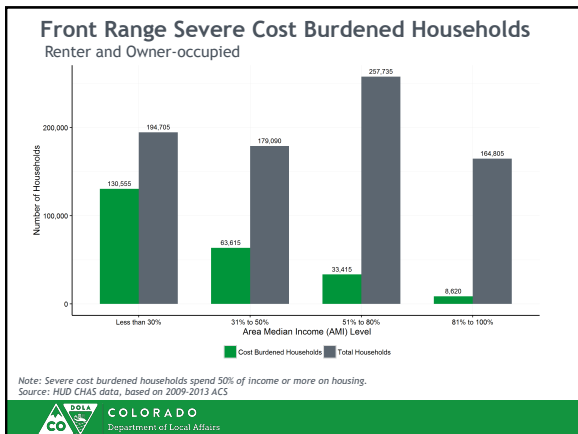
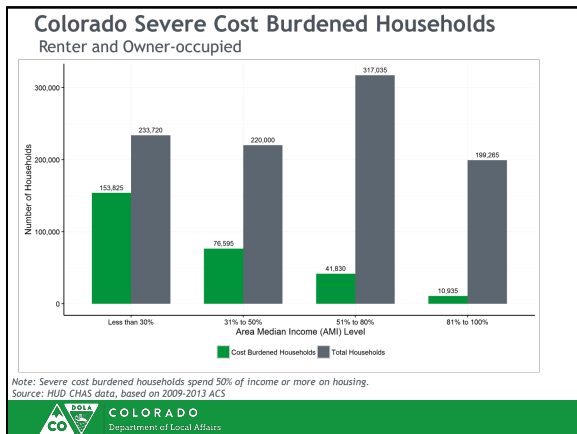
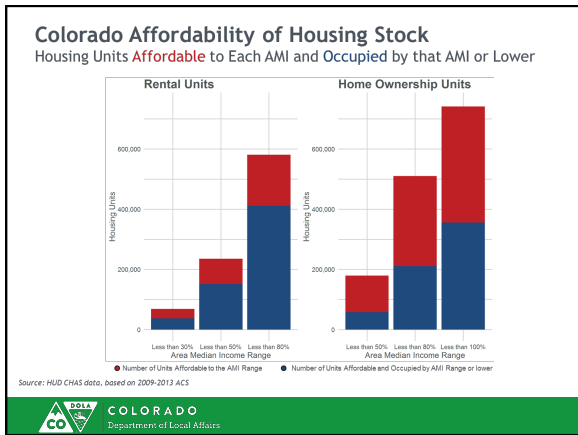
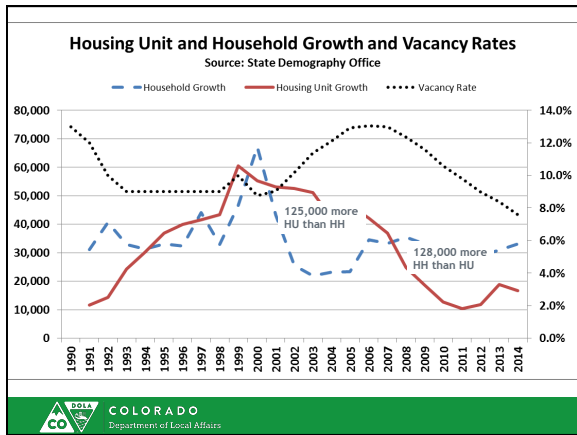
Roles:

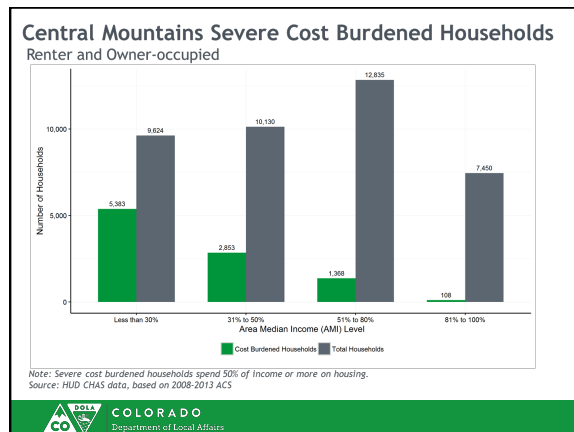
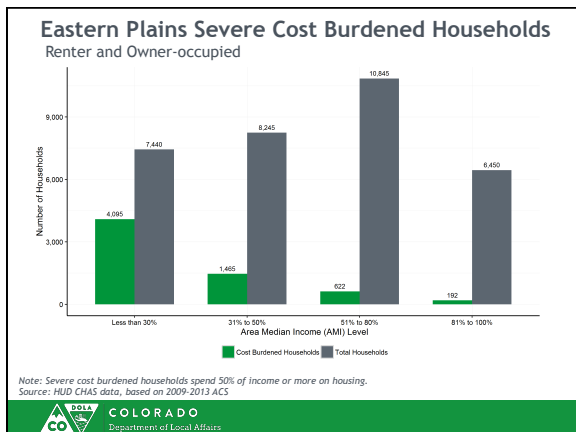
- Operation of federal and state rental subsidies
- Acquire, rehabilitate and construct affordable housing
- Fort Lyon Supportive Residential Community
- Regulatory role as building department

2016 Accomplishments

- DOH served >32,000 households
- Created >3,100 new affordable housing opportunities
- Average voucher recipient income: \$11,400
- >84% of vouchers serve people with disabilities

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Statewide Housing Needs

Affordable Housing for Very Low Income

- 153,825 very low income households pay >50% of their income on housing
- Includes working poor, persons with disabilities and aging adults

Permanent Supportive Housing for Homeless

- Nearly 10,000 homeless people in Colorado

Repairs for aging housing stock

- Rural areas limited by dilapidated housing

Affordable Homeownership Options

- Provide housing mobility for working families
- Relieve pressure on tight rental markets

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Investing in Colorado

Two key strategies:

- Social Savers:** helping tax payers by helping those in need
- Communities with Greatest Needs:** responding to market demands and condition of housing stock

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Social Savers

Housing for Colorado's Homeless

Public Cost through jails, emergency rooms and detox

- Possible cost avoidance \$31,545 to \$40,474 / person/year
- Key target populations: Veterans, Coloradans coming from institutions, homeless youth - particularly aging out of foster care.

Housing Modifications: Keep Seniors and Disabled Home

Class 1 nursing home cost approx. \$70,000

- Possible savings of \$33,631 to house person in community

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DOH Homeless Programs

Approx. 1,000 more housing vouchers

Providing leadership on homelessness and housing in partnership with local, state and federal stakeholders to build, promote and support collaborative approaches connecting housing and services for Coloradans in most need.

State Housing Voucher (SHV)

C-SCHARP

Fort Lyon

PSH (S+C) Vouchers

VASH

FUP & OHYS

ESG & HPAP

TBRA Next Step

HOPWA

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PSH Toolkit & Joint Underwriting

Pathways Home Permanent Supportive Housing Toolkit
Builds capacity in participating communities to develop, operate and provide services in high quality permanent supportive housing projects.

Joint Underwriting

Joint effort of the Governor's Office, DOH and CHFA to increase Permanent Supportive Housing units through tax credits, gap funding and/or project-based housing vouchers.

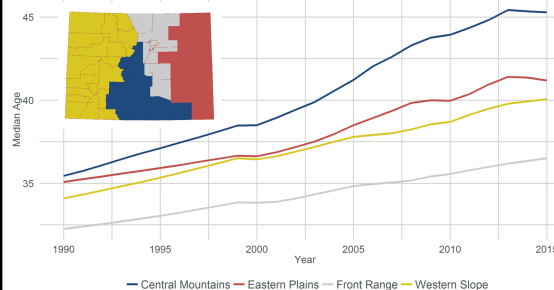
Results

- Last year, together we funded the creation of **282** PSH units.
- This year, we have **135** PSH units in the pipeline for potential approval.
- Next Toolkit began **September 2016**.



Median Age by Region 1990 to 2015

Source: State Demography Office



Cost Comparison Individual Living in a Class 1 Nursing Home Versus an Individual Living in the Community

Annual Total Cost of Class 1 Nursing Care per FTE (per client/year, with SSI)	\$69,809
Total Cost of Living in the Community (housing subsidy, health care, in home services, food stamps & SSI)	\$36,177
Average Annual Cost Avoided by Moving an Individual into the Community	\$33,631
Savings percentage for moving an individual into the community	48%

Health Care Policy and Financing - 2016



Communities with Greatest Needs

Rural Communities with Vacant/Boarded Up Homes

- Central mountains and eastern Colorado are challenged to keep/attract residents due to aging dilapidated housing

>80,000 Manufactured Housing Units in Colorado

- Park conditions vary significantly
- Aging housing stock

Tight Rental Markets and Gentrifying Communities

- Population growth
- Statewide rental rates at historic highs
- Vacancy rates at historic lows



Acquisition/Rehab/Demo

Monte Vista, CO

Town of 4,300 people
114 vacant, dilapidated homes

Pilot Program
CDBG investment: \$625,000



Manufactured Housing

DOH Owner Repair Program Expanded for MHUs

- Pilot program in Larimer County

New InspectThis! Online application: plan review and inspections

- Beta testing now
- Credit card payments available online
- Streamlines payment and inspection timelines
- Provides consistent communication tool for stakeholders



Changing Markets Housing Funding Agencies

Federal Agencies:

- o US Dept. of Housing and Urban Development (HUD)
 - o HOMELESSNESS
 - o AFFORDABLE RENTAL
 - o HOUSING VOUCHERS
 - o HOMEOWNERSHIP

Local Housing Agencies and Developers:


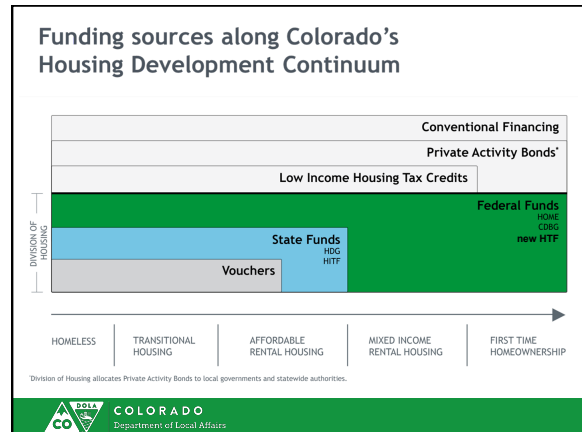
- o USDA: Rural Development (RD)
 - o FARMWORKER HOUSING
 - o AFFORDABLE RENTAL
 - o HOUSING VOUCHERS
 - o HOMEOWNERSHIP

Statewide housing agencies:

- o US Treasury: Internal Revenue Service
 - o AFFORDABLE RENTAL

Colorado Department of Local Affairs, Division of Housing
Colorado Housing and Finance Authority

Housing Authorities
 Nonprofit Agencies
 For-profit Owners and Developers




Questions?

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