

Empowering Communities

An Overview of DOLA's Leadership, Funding, and Strategic Services

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Executive Director



COLORADO

Department of Local Affairs



Agenda

- Understanding DOLA and its impact on affordable housing
- The need for affordable housing in Colorado
- Adaptive strategies
- New approaches for affordable housing
- 2024 legislation and affordable funding opportunities at DOLA



Working in the Affordable Housing Space



Westminster CML DOLA



About DOLA



Division of Housing

- Administer gap financing
- Technical assistance
- Provide individual support



Division of Local Government

- Provide funding opportunities
- Technical assistance
- Create local transparency



Division of Property Taxation

- Provide reporting
- Technical assistance
- Offers professional education
- Administer exemptions



Board of Assessment Appeals

- Docket appeals
- Hold evidentiary hearings
- Issue written decisions



State Demography Office

- Production of estimates & forecasts
- Data dissemination
- Technical assistance and outreach



Leadership's **Focus**



Lean Machine



**Transparency and
impact focus**



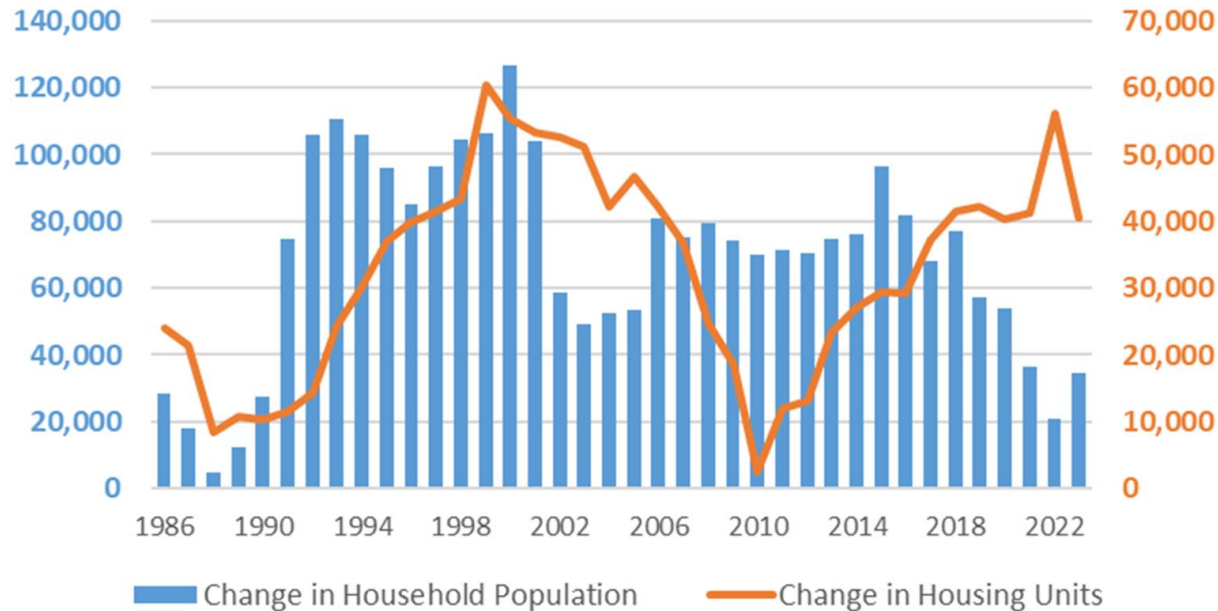
**Educate and
elevate**



**Proactive
leadership on
housing**



Change in Household Population and Housing Units

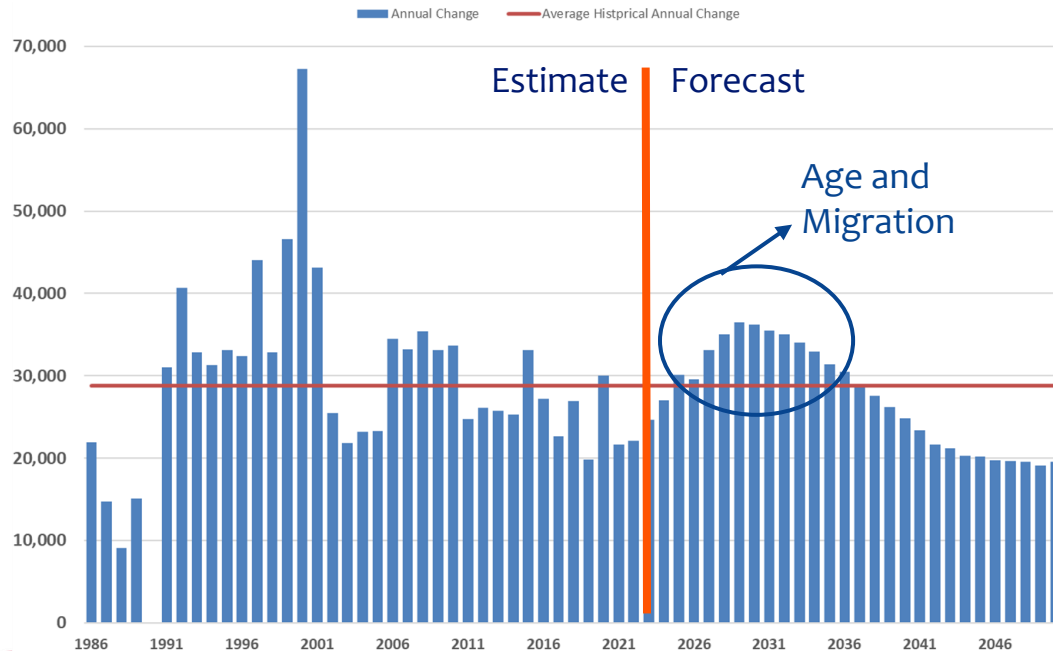


- Great Recession hit construction & finance, stalling housing supply.
- Post-2018: Housing construction rebounds to **40 thousand units** per year.
- Population growth slowing, bridging housing deficit.



Colorado Annual Change in Households

Household Forecast



Colorado households to increase
33 thousand annually

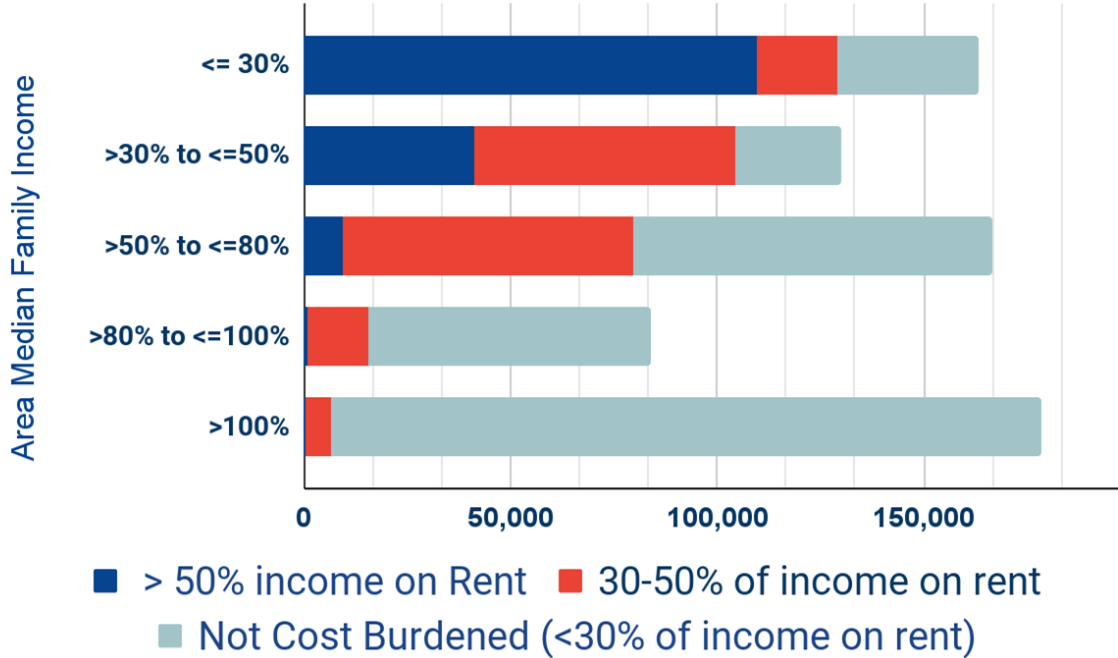
Near-term growth from **aging,**
migration, jobs, retirements

Longer-term growth slows to **20**
thousand a year



Supply is Up, Demand is **Still There**

Rent Cost Burdened Households by HUD Median Family Income Level,
Colorado



45% (329 thousand) of renters are cost-burdened

68% of Colorado renters **less than 80% AMI** are cost-burdened

Rent **greater than 30% income** equals less spent on essentials



DOLA's Impact on Affordable Housing

Since 2020



Over **225,000**
Coloradans have
received housing
support.



More than **110 Local**
Governments
supported in developing
affordable Housing
Strategies.



Over **29,000**
affordable housing
units built.



Over **\$725 million**
funds awarded for
affordable housing in
Colorado.



Colorado's Affordable Housing **Realities**



Demand for
affordable housing is
rising



One time
funding is
ending



Keeping up with
demand



Managing the New Realities



Increased staff from 62 FTEs to 180 FTEs (190% Increase)



The average program size has grown by 156% from \$1.8 million in 2019 to \$4.7 million in 2024, on average.

The housing development and preservation budget has grown 500%



Increased Division programs from 13 to 22 (70% Increase)



Addressing the New **Realities**



Hiring and training
staff



Improving
contracting
processing times



Identifying
process
improvements



Policy innovation



New Approaches for Affordable Housing

Bold and Fresh Ideas at DOLA

- Innovative affordable housing strategies
- Strong communities planning & infrastructure grants
- EIAF more housing now planning and infrastructure
- Statewide supportive housing expansion pilot Program
- Medicaid waiver for billable services



New Approaches for Affordable Housing

Implementation of Proposition 123

DOLA

Year one

- Increase funding opportunities for existing programs.

Year two

- Support innovation and capacity building in homelessness programs
- Provide bonus subsidies for projects promoting state priorities
- Provide support for land acquisition, pre-development
- Bolster options for modulars, mobile homes, and accessory dwelling units

OEDIT

Year one

- Developed and launched the Land Banking, Concessionary Debt and Equity Programs
- Prioritized projects that were shovel ready

Year two

- Preparing to launch Land Banking and Concessionary Debt this summer, followed by Equity in the fall.
- Coordinating with DOLA to prioritize projects with childcare facilities
- Prioritizing modular and other innovative building technology



Basing Our Strategy on Feedback

Implementation of Proposition 123

Feedback collection avenues:

- Web surveys, polls, questions
- Stakeholder discussions
- Summer statewide outreach events

Emerging Themes



Provide expanded, flexible funding



Help reduce red tape for nonprofits



Provide technical assistance for small entities



Help with more types of homes



Meet owners and buyers where they are



2024 Affordable Housing Legislation Review

Housing Programs and Tax Credits

- HB24-1308 Effective Implementation of Affordable Housing Program
- SB24-016 Tax Credit for Contributions via Intermediaries
- SB24-174 Sustainable Affordable Housing Assistance
- HB24-1434 Expand Affordable Housing Tax Credit

Regulations and Policies

- HB24-1313 Housing in Transit Oriented Communities
- HB24-1152 Accessory Dwelling Units
- HB24-1294 Mobile Home in Mobile Home Parks
- HB24-1304 Minimum Parking Requirements
- SB24-183 Mobile Home Taxation Task Force
- HB24-1007 Occupancy Limits



Division of Housing - Affordable Housing

Funding Opportunities

Opportunity	Available Funds	Timeline
Creation of Supportive Housing	Variable	Open Through October
Rental acquisition, rehabilitation, new construction	\$70.5 million	Rolling
Homeownership acquisition, rehabilitation, new construction	\$30 to 45 million	Rolling
Single-family owner-occupied rehabilitation	\$7 to \$10 million	Deadline July 1
Community Housing Development Organization operating funds	\$350,000 (est)	Deadline September 1
Down payment assistance	\$7 to \$10 million	Deadline December 1



Division of Local Government - Affordable Housing

Funding Opportunities

Opportunity	Available Funds	Timeline
Local Planning Capacity Grants (planning only)	\$6 million	May 1 - June 3, 2024 September 2024 February 2025
Energy/Mineral Impact - More Housing Now	\$20 million	April 1, 2024
Energy/Mineral Impact Assistance Grants	Variable	3 rounds annually (Aug 1)



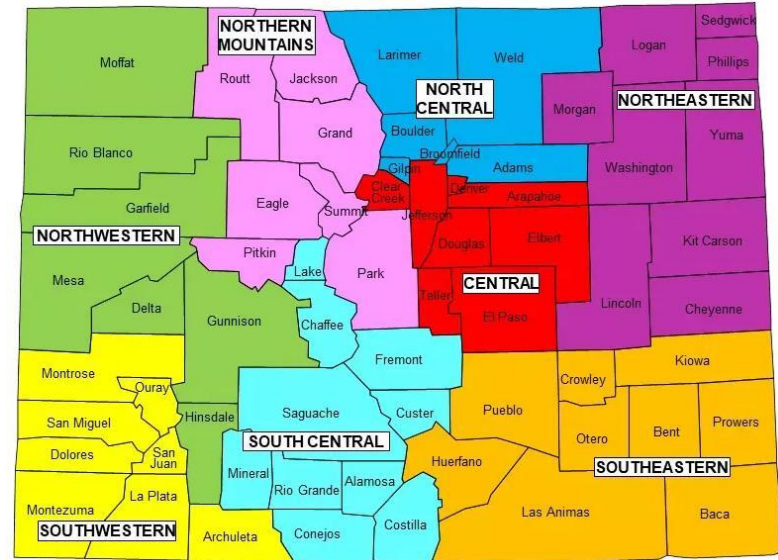
DOLA's Field Team

Regional Managers

- Expert Project Development
- Extensive Experience
- Comprehensive Support


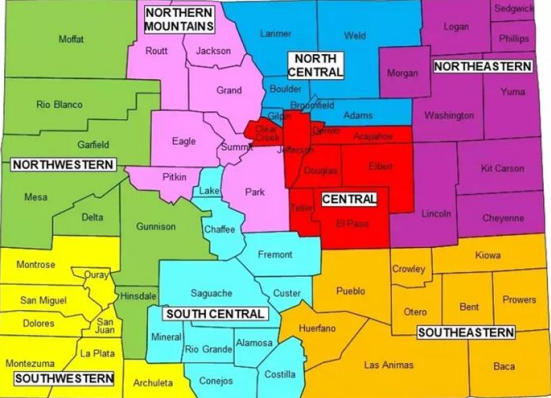
Regional Assistance

- Contract Management
- Training and Resources
- Assistance with Required Documentation



Find your Regional Manager Team



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Thank You !



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