Rural Housing Case Studies

Housing NOW- Keystone, CO
October 10, 2019
Agenda

1. Challenges & Opportunities
2. Case Studies
3. Discussion
Challenges
Challenges

1. LIHTCs
Challenges

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Challenges

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2. Lack of capacity
Challenges

1. LIHTCs
2. Lack of capacity
3. Reluctant lenders
Challenges

1. LIHTCs
2. Lack of capacity
3. Reluctant lenders
4. Scarcity of resources
Opportunities
Opportunities

1. Openness to Alternatives
Opportunities

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2. Increased Focus on Rural CO
Opportunities

1. Openness to Alternatives
2. Increased Focus on Rural CO
3. Other Things?
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
Cactus Corner

Affordable Rental and Modular Housing

• Manufactured off-site and shipped to Eads to accommodate cost concerns
• Unique financing structure
• Donated land, Permanent loan and gap funding from Program Income

Location: Eads, Kiowa County
Project Type: Factory Built Modular Housing
Owner: SECED
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
TIPS FOR A SUCCESSFUL DOH GRANT APPLICATION

• Talk with your DOH Housing Development Specialist BEFORE you start writing your application (Early in the development Process)

• Describe your project & learn about compliance requirements

• Get your questions answered on how to fill out the application

• Be thorough with your application - if you’re tempted to write in “N/A,” ask first!

• Communicate with DOH throughout the process
Thank You!