The Continuum of Affordable Housing in Colorado
Defining Affordability

Affordability is defined in terms of percentage of income. Keeping housing costs at or below 30 percent (30%) of a household’s income ensures that households have enough money to pay for other costs like healthcare, childcare, food, transportation, or education.

Households who spend more than 30 percent of income on housing costs are housing cost burdened. Households that pay more than 50 percent income toward rent are considered severely cost burdened.

<table>
<thead>
<tr>
<th>30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rent</td>
</tr>
<tr>
<td>Utilities</td>
</tr>
<tr>
<td>Insurance</td>
</tr>
<tr>
<td>HOA Fees</td>
</tr>
</tbody>
</table>
Why a Continuum?

A continuum is a continuous sequence in which adjacent elements are not perceptibly different from each other, although the extremes are quite distinct.

Karen Kallenberg
Challenges and Opportunities Facing Homeownership in Colorado
Empowering Neighbors and Preventing Displacement in West Denver, East Colfax, and Globeville
Creating Net-Zero Energy Teacher Housing

Jason Dietz
Work Force Housing Development and Delivery: Policy and Case Study
Site Tours – Village at Wintergreen 196 unit development with 36 for employees of Vail Resorts

Cathy Alderman
Effective Programs to End Homelessness
Attention Homes: A Vision for Permanent Supportive Housing
Social Impact Bond: Housing Chronically Homeless Individuals in Denver
Communities need a robust continuum of affordable housing opportunities in order to ensure that everyone has a safe place to call home.
Meeting the Needs
Extremely Low-Income Coloradans and Those Experiencing Homelessness

Cathy Alderman
Vice President, Communications and Public Policy
Colorado Coalition for the Homeless
Defining Homelessness

**CHRONIC HOMELESSNESS**
- Entrenched in the shelter
- Likely to be older
- Often have disabilities and substance use disorders
- Represent small proportion of population vs transitionally homeless

**TRANSITIONAL HOMELESSNESS**
- Generally enter shelter system for short period of time
- Likely to be younger and recently housed
- Often become homeless due to catastrophic event
- Account for the majority of population given higher rate of turnover

**EPISODIC HOMELESSNESS**
- Frequently shuttle in and out of homelessness
- Most likely to be young
- Often are chronically unemployed
- Likely have physical and mental health disabilities and substance use disorders
# Homelessness in Colorado

## Point-in-Time (HUD)
- **10,857** individuals
  - **1,073** are veterans
  - **2,738** are chronically homeless
  - **3,250** individuals in families
  - **593** are unaccompanied youth

## Students (Dept of Ed)
- **23,089** Students
  - **2,742** Shelter, transitional, awaiting foster
  - **979** Unsheltered
  - **17,294** Doubled-Up
  - **2,074** Motels/Hotels

**Considerations:** Expanded Definition
- Over the period of a year
- Siblings, parents, guardians, etc.
Broken Systems

- Access to Healthcare
- Mininum Wage vs Cost of Living
- Criminal Justice System
- Generational Poverty
- Discrimination
- Job Opportunities
- Affordable Housing Shortage
For every 100 Colorado families living at 80% AMI, there are 93 available and affordable units.

In contrast, for every 100 families living at 30% AMI, there are only 28 units.
Out of Reach in Colorado

• $25.33 wage needed for a 2-bedroom unit
• $1,317 for a Fair Market Rent 2-bedroom unit
• 91 hours at minimum wage for 2-bedroom unit
• $11.10 minimum wage in Colorado
Colorado Renters and Home Owners Severely Cost Burdened by Region

Source: HUD CHAS data, based on 2010-2014 American Community Survey
Homeownership is out of reach for **4 in 10** Coloradans.

- In La Plata County **1 in 4** homeowners are cost burdened.

- **40%** homeowners have a household income of **$75,000 or more**.

- Most cost burdened households (90%) have incomes of **$20,000 or less**.
Personal Barriers

- Mental Illness
- Job Loss
- Physical Disability
- Eviction
- Domestic Violence
- Family Break-up
- Unexpected or Expensive Bills
- Substance Use Disorder
Trauma is often the cause, but always the result, of homelessness.
Systems of Support

- Shelters
- Case Management Services
- Housing Vouchers
- Permanent Supportive Housing
- Street Outreach
- Healthcare
- Employment
- Reentry Engagement
Gaps in the System of Support

Knowing Where to Start
Identification Cards and Documentation
Aging out of Foster Care
Difficulties using Vouchers
Weekend and After-Hours Services
Shelter Rules
Health Conditions by Age
Limited Service Locations
Colorado Coalition for the Homeless

Healthcare
Housing
Supportive Services
Advocacy

Housing IS Health Care
#ourhomesourvoices
Who and How We Support

20,595 people served

1,591 families served

Housing First

• Rapid access to housing
• Crisis intervention
• Follow-up intensive case management and therapeutic support services to prevent the recurrence of homelessness

Trauma-Informed

• Realizing the prevalence of trauma
• Recognizing how trauma affects all individuals involved with the program, organization, or system, including its own workforce
• Responding by putting this knowledge into practice
• Resisting re-traumatization
Affordable Housing Including Permanent Supportive Housing

19 properties
4,111 households

- Combines low-barrier affordable housing, health care, and supportive services for individuals and families
- On average, 92% who receive integrated services remain stably housed for one year or longer.
Healthcare

Primary care, behavioral health, pediatrics, dental, vision, pharmacy, triage, respite, and Medicaid enrollment

Five health center locations and mobile clinic

14,154 people served
98,485 health center patient visits

$19 million cost savings to Medicaid through Stout Street Health Center and its satellites.
Support Services

- Community Resources
- Outreach
- Project to Assist in the Transition from Homelessness (PATH)
- Family Support Services
- Outreach
- Case Management Programs
- Housing Assistance
- Vocational Programs
- Recovery Services
- Rural support

Since 2012 vocational services has served 1550 individuals with employment services, 80% are veterans with 1176 job placements at an average wage of $13.88 per hour.
Fort Lyon Supportive Residential Community

• Provides peer-led recovery oriented transitional housing to homeless individuals for up to **250 individuals** at a time – Served over 1300.

• Average cost per participant = **$18,800/annual**

• Total public cost **decreased by 33%**

• **94%** of Fort Lyon Recovery Program residents participated in vocational, educational, employment and/or recovery-based support groups.
Provides housing and supportive case management services to 250 homeless individuals who frequently use the city’s emergency services, including police, jail, the courts and emergency rooms.

Addresses the underlying causes of homelessness, including mental illness and substance abuse, while also reducing costs in the criminal justice and emergency health systems in the City of Denver.

5-year term ending in 2021

Evaluation: Randomized Control Trial

Focuses on two primary outcomes:
  • Increased housing stability
  • Reduced jail bed days

Front-end frequent users that drive up public service costs and cycle in and out of jail, detox, and emergency medical services.

The project targets individuals who have at least 8 arrests over three years and identified as transient (having no address or providing the address of a shelter) at the time of arrest.

Arrest data from 2012-2014 makes the sample size is approximately 1,400 individuals.
  • List refresh added an additional participants in 2017 – the full list is now approximately 2400
PARTICIPANTS

• 250 individuals experiencing homelessness
• High utilizers of jail, detox, and emergency medical services
• Have at least 8 arrests over 3 years and identified as transient at the time of arrest
• Arrest data from 2012-2014 – sample size of 1,400 individuals

PROGRAM

• Provides housing and support services
• Addresses mental health and substance use
• Reduces costs to criminal justice and emergency health systems
• 5-year term ending in 2021
• Randomized Control Trial

MEASURED OUTCOMES

• Increased housing stability
• Reduced jail bed days
Why this group?

Each year, 250 individuals experiencing chronic homelessness account for:

- **14,000** jail days
- **2,200** detox visits
- **1,500** arrests
- **500** emergency room visits

$**29,000** cost to taxpayers per individual per year

$**7 million** cost to the City per year
Connect with the Coalition

Facebook
@ColoradoCoalitionfortheHomeless

Twitter
@COCoalition

LinkedIn
@Colorado Coalition for the Homeless

YouTube
@CCHLastingSolutions
Creating Affordable Homeownership Opportunities
Programs

Habitat for Humanity

Community Resources & Housing Development Corporation

CHFA

USDA

Land Trusts

Housing Authorities

HomesFund
Natasha’s Story
Cost of Home

Single Family Home
$405,000

Townhouse/Condo
$312,000

Need to earn $100,200 to afford to purchase a home in Colorado.
Archuleta County median home cost $364,900

<table>
<thead>
<tr>
<th>Job</th>
<th>Salary</th>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Teacher</td>
<td>$52,950</td>
<td>$201,325</td>
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<tr>
<td>Firefighter</td>
<td>$43,174</td>
<td>$155,727</td>
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<tr>
<td>Childcare Worker</td>
<td>$29,872</td>
<td>$93,684</td>
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</table>
Fort Collins
median home cost $425,750

<table>
<thead>
<tr>
<th>Job</th>
<th>Salary</th>
<th>Affordability</th>
</tr>
</thead>
<tbody>
<tr>
<td>LPN</td>
<td>$46,709</td>
<td>$172,201</td>
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<tr>
<td>Teacher</td>
<td>$55,217</td>
<td>$211,898</td>
</tr>
<tr>
<td>Restaurant Manager</td>
<td>$52,031</td>
<td>$197,038</td>
</tr>
<tr>
<td>Job</td>
<td>Salary</td>
<td>Affordability</td>
</tr>
<tr>
<td>--------------</td>
<td>-----------</td>
<td>---------------</td>
</tr>
<tr>
<td>LPN</td>
<td>$48,933</td>
<td>$182,876</td>
</tr>
<tr>
<td>Bank Teller</td>
<td>$26,764</td>
<td>$86,312</td>
</tr>
<tr>
<td>Firefighter</td>
<td>$47,166</td>
<td>$174,347</td>
</tr>
</tbody>
</table>
Single-family
Multi-family
Rehab
“Having the opportunity of home ownership has not only given us a comfortable future but has also given our children a fighting chance at an actual career and life they want to choose and not be forced into.”
Financial

“I don’t have to work two jobs to afford housing; I can work a normal work week and be present as a parent for my children.”

Through Habitat homeownership, families have achieved financial security and independence. “...we have achieved economic stability which has helped us get ahead in different aspects of life.”

Homeowners reported significantly less use of public assistance after moving into a Habitat house. In one year, the reduction in Medicaid and CHP+ led to substantial taxpayer savings - nearly $600,000.

The majority of Habitat homeowners agree that they could not have owned a home without the help of Habitat for Humanity. “Having the opportunity of home ownership...has not only given us a comfortable future but has also given our children a fighting chance at an actual career and life they want to choose and not be forced into.”

95% Decrease in the use of Temporary Assistance for Needy Families (TANF) after moving into a Habitat home.

65% Homeowners felt they were somewhat or much better at saving money since moving into their home.

Barriers to Affordable Homeownership Production

Infrastructure Costs

Wage Growth

Construction Defects

Funding

Subsidy Needed

NIMBY

Land

Construction Labor

Zoning/ Density/ Slow Growth Initiatives
Owner- Occupied Repairs

Aging in Place

Weatherization

Critical Home Repair
Habitat for Humanity of Colorado

Karen Kallenberg
303.454.8965
karen@habitatcolorado.org
Habitatcolorado.org
Housing in Summit County
Workforce Housing in the Housing Continuum

Jason Dietz
October 9, 2019
Housing is a community Issue
Today’s Discussion

Current State of Summit County Workforce Housing
  Why housing matters?
  Why is there a shortage? (Demographics, Employment, and Housing Trends)

Policies, Tools and Strategies
  Local tax-funding stream
  Role of government, private sector, and other stakeholders
  Examples of projects and programs

Opportunities
Employees at all income levels are priced out, resulting in unfilled positions for employers and long commutes, overcrowding, and cost burdened families.
Housing matters for public safety

There are challenges when emergency service employees don’t live in the community they serve (it is estimated that 75 percent of Lake Dillon’s firefighters lived outside Summit County as of 2016)
Housing matters to non-profits.....

Important community programs, services, and amenities can’t be sustained if housing is unavailable for employees/volunteers.
Housing is fundamental to a **real town** where people live, work, play, and raise families.

Does Summit still have a middle class?

It's a serious issue to most employees in our community, who are tasked with huge turnover year after year.

By Andy Bruner
Summit Daily News

SUNBURY COUNTY — Silverthorne
Elementary Teacher Beth Williams

First, forward almost 25 years and
the story hasn't improved. Williams,
who now lives in Dillon Valley with
her family, tells stories of a few
younger teachers who recently moved
to Summit County taking up part-time
second jobs — though whether out of
want or need, she doesn't know.

“I don’t know how coming into this
county people can afford to live here,
given the cost of living,” Williams
could drive away local families. And
the availability of “help wanted:
all” signs in store windows across the
county speak to many businesses'
difficulties keeping staff-filled.

Jennifer Kramesko, executive director
of the Summit Housing Authority, says
the prospect of residents leaving because
for financial reasons isn’t just a concern
for the future. “We are there,” she says.

“There’s a lot of income that’s being
made on housing, but it doesn’t exist.
The Council of Governments has done sev-
eral community studies in Summit
County. He agrees with Kramesko that the
local middle class is already being lost.

“I wouldn’t say we’re in the begin-
ingen stages, but we’re in the early
stages,” he said. “The beginning’s
already happened.”

And, without local action, Western-
slough sees the trend growing expo-
tentially in the future. “You’re going

Housing preserves the character of the community and
ensures a diverse demographic.
When housing is unaffordable…..

• Businesses can’t recruit/retain
• Families are cost burdened & can’t afford health care, auto, insurance, child care, food….
• In-commuting contributes to congestion w/ negative environmental impacts and auto dependence
• Long commutes, cost burden, or overcrowding impacts employee satisfaction/customer service/guest experience
• Lack of housing impacts response time for fire, police, medical emergencies
• Lack of housing impacts community character when there are few characters living in the community
• Lack of housing = lack of diversity
Conditions that contribute to the housing shortage (loss of homes occupied by residents, including employees)

- Approximately 22,000 jobs in Summit County and only 9,500 homes available for residents, including retirees and employees (balance of residential units are vacation homes)
- Limited supply drives up costs/rents-homes are unaffordable
- Market doesn’t provide housing at affordable prices to locals-high construction costs and competition
- Geographical constraints/land
- Loss to vacation homes and short term rentals
- Aging demographic
- Density and capacity concerns/competing priorities and NIMBY/BANANA
Wages are not keeping up with housing costs

On average, most working families are paying 40-60% of their income on housing. Most people in Summit work 1.5 jobs in an effort to afford the high cost of living.

*Data provided by the Family and Intercultural Resource Center

<table>
<thead>
<tr>
<th>Family of four with one child in childcare living in a 2 bedroom</th>
<th>$26,400 Household Income $2,200 per month 30% AMI/100% FPL</th>
<th>$53,160 Household Income $4,430 per month 60% AMI/200% FPL</th>
<th>$70,880 Household Income $5,906 per month 80% AMI/300% FPL</th>
<th>$88,600 Household Income $7,383 per month 100% AMI/400% FPL</th>
</tr>
</thead>
<tbody>
<tr>
<td>monthly expenses</td>
<td>$1,084</td>
<td>$1,084</td>
<td>$1,084</td>
<td>$1,084</td>
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<tr>
<td>HOUSING</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$2,000</td>
<td>$2,000</td>
</tr>
<tr>
<td>CHILD CARE</td>
<td>260</td>
<td>$1,300</td>
<td>$1,300</td>
<td>$1,300</td>
</tr>
<tr>
<td>FOOD</td>
<td>$1,084</td>
<td>$1,084</td>
<td>$1,084</td>
<td>$1,084</td>
</tr>
<tr>
<td>AUTO</td>
<td>$510</td>
<td>$510</td>
<td>$510</td>
<td>$510</td>
</tr>
<tr>
<td>INSURANCE</td>
<td>$45</td>
<td>$436</td>
<td>$751</td>
<td>$975</td>
</tr>
<tr>
<td>TAXES</td>
<td>$168</td>
<td>$338</td>
<td>$451</td>
<td>$564</td>
</tr>
<tr>
<td>Deficit</td>
<td>$1,867</td>
<td>$1,238</td>
<td>$210</td>
<td>$950 Extra</td>
</tr>
</tbody>
</table>

42% of FIRC’s Clients 40% of FIRC’s Clients 10% of FIRC’s Clients 8% of FIRC’s Clients
### Region 12 Employment & Average Annual Wage by Industry in 2017

<table>
<thead>
<tr>
<th>Industry</th>
<th>Average Annual Wage 2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation and food</td>
<td>$33,500</td>
</tr>
<tr>
<td>Arts, Entertainment &amp; Rec.</td>
<td>$35,500</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>$35,200</td>
</tr>
<tr>
<td>Local Government</td>
<td>$50,400</td>
</tr>
<tr>
<td>Real estate</td>
<td>$52,400</td>
</tr>
<tr>
<td>Construction</td>
<td>$56,000</td>
</tr>
<tr>
<td>Other services</td>
<td>$41,000</td>
</tr>
<tr>
<td>Prof. Scientific &amp; Tech. Svcs</td>
<td>$72,700</td>
</tr>
<tr>
<td>Admin and waste</td>
<td>$35,400</td>
</tr>
<tr>
<td>Health Services</td>
<td>$58,800</td>
</tr>
<tr>
<td>Transportation and warehousing</td>
<td>$38,700</td>
</tr>
<tr>
<td>Finance activities</td>
<td>$90,600</td>
</tr>
<tr>
<td>Private Education</td>
<td>$47,400</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>$73,400</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>$46,100</td>
</tr>
<tr>
<td>Agriculture</td>
<td>$40,000</td>
</tr>
<tr>
<td>Information</td>
<td>$61,400</td>
</tr>
<tr>
<td>State</td>
<td>$55,500</td>
</tr>
<tr>
<td>Federal</td>
<td>$58,800</td>
</tr>
<tr>
<td>Military</td>
<td>$66,700</td>
</tr>
<tr>
<td>Management of companies</td>
<td>$141,400</td>
</tr>
<tr>
<td>Utilities</td>
<td>$91,200</td>
</tr>
<tr>
<td>Mining</td>
<td>$66,700</td>
</tr>
</tbody>
</table>

Average Annual Wage in 2017 = $43,600

#### 2017 Employment Share by Wage

<table>
<thead>
<tr>
<th>Wage Range</th>
<th>Low Wage</th>
<th>Mid Wage</th>
<th>High Wage</th>
</tr>
</thead>
<tbody>
<tr>
<td>($31,900-$35,400)</td>
<td>47%</td>
<td>21%</td>
<td>32%</td>
</tr>
<tr>
<td>($38,700-$50,400)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>($52,400-$141,400)</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Colorado Department of Local Affairs
Countywide approach/strategies:

• Funding
• Housing Programs and staffing
• Increasing the supply of deed restricted housing
  • New construction by municipalities and private sector
  • Preservation of existing market housing that serves locals
• Partnerships and collaborations

Moose Landing Apartments-Breckenridge (34 apartments through public private partnership under construction)
What is the Public Sector doing ...

• Public investment in housing (viewing housing as critical as other infrastructure)

• Land banking

• New Construction (272 units added from 2016-2018 and 385 under construction in 2019/planned for 2020)

• Exploring options to reduce cost of construction (modular? dormitory style?)

• Collaborations and partnerships to create new units

52 Townhomes completed by the Town of Breckenridge 2019
Total collections including projections: $116.9M over 20 years

2019-2026 Forecasted at 1% increase/year
Public sector (cont’d)

• Policies and programs for preservation of existing inventory (difficult/expensive to build out of this)
  • Buy downs
  • STR policies
  • ADU policies
  • Covenant & guideline updates and standardization
  • Housing codes-requirements for new development
  • Fee waivers and density bonuses to incent private sector
  • Staffing

Accessory apartments and dispersed units created or preserved through deed restrictions
Public sector (cont’d)

• Exploring creative ideas
  • Town business housing grant programs
  • Covenant exceptions to provide rental housing
  • Individual grants/assistance/cash in exchange for restrictive covenants

• Also conversations at the national/state level
  • Developer incentives, tax credits, and DPA loans

Locals enjoying the Peak One Neighborhood
What is being done by employers, SCHA, and non-profits

- Employers (increasingly housing must be part of business plan for businesses to succeed)
  - Housing assistance programs
  - Employer Provided Housing (Breck Terrace, ski areas, Towns/County, etc.)
  - Master Leases (Columbine, Beaver Run, resorts, etc.)

- SCHA
  - Down payment assistance loans
  - Real estate services
  - Education – budgeting,
  - Monitoring/qualification
  - Needs assessments
  - Tenant screening

- Non-profits
  - Programs to help local families-HWI
  - New construction for staff and volunteers-BOEC & KSS
New Workforce Housing Projects since 2016

**For Sale Projects - 401**
- Blue 52 - Breckenridge
- Lincoln Park - Breckenridge
- Smith Ranch - Silverthorne
- Coyote Village - Frisco
- Copper Point – Copper Mountain
- West Hills – Keystone
- Sail Lofts - Dillon

**Rental Projects - 363**
- Huron Landing - Breckenridge
- Denison Commons - Breckenridge
- Coto Flats - Breckenridge
- Moose Landing - Breckenridge
- Mary Ruth - Frisco
- Wintergreen - Keystone
- Dillon Ridge – Dillon
- Sky Chutes – Copper Mountain
Opportunities

• Education – Support new outreach programs to small businesses, non-profits, and other underserved areas

• Partnerships – Help bring together community organizations to address the housing problem

• Rentals – Continue to explore creative ideas to help address the rental deficit (HWI and beyond)

• Immigrant population – Potential ways to assist with populations that are currently underserved (e.g., illegal immigrants aren’t eligible to receive public benefits in Colorado)

Dillon Ridge Apartments – 18 100% AMI rental units