

Colorado Division of Housing | Federal and State Stimulus Funds

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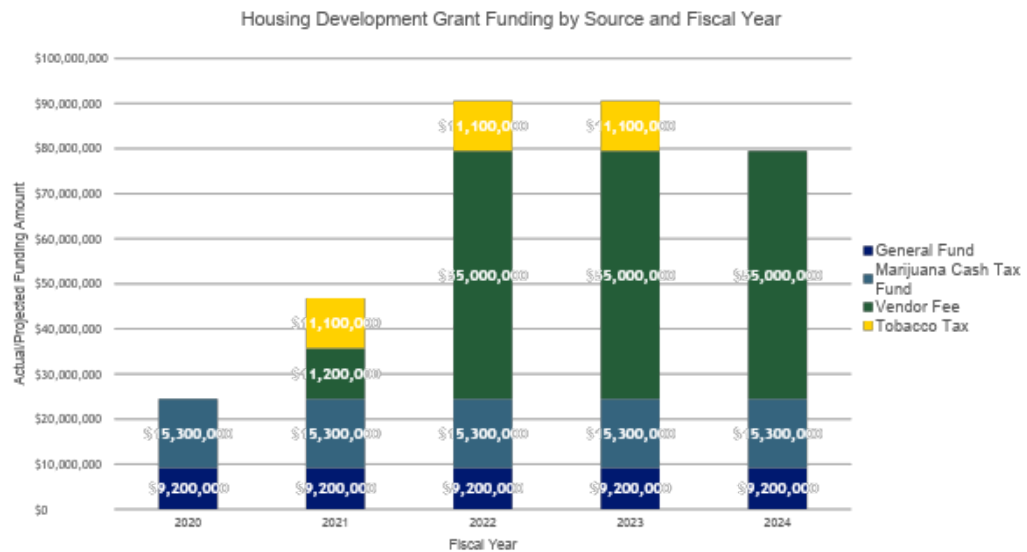
www.colorado.gov/dola | <https://cdola.colorado.gov/housing-covid19>

Division of Housing

The Division of Housing (DOH) was created by statute in 1970 to improve the access of all Coloradans to decent, affordable housing. DOH partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe, and secure homes. Our work includes:

- Increasing and preserving Colorado’s inventory of affordable housing
- Managing rental assistance vouchers
- Regulating Mobile Home Parks, and the construction and installation of factory-built structures

Funding Availability – State Housing Funds



Funding Availability - Federal Housing Pass Through Funds

- Community Development Block Grant (CDBG): ~\$2.9MM
- HOME: \$6.6MM
- Housing Trust Fund (HTF): \$10.0MM

ARPA Recovery, What We Know

- Affordable Housing and Home Ownership
 - \$500M for housing
 - HB21-1329 appropriates \$98.5M to DOH immediately.
 - \$1.5M Eviction Legal Defense Fund
 - Interim task force to determine \$400M
- \$305M additional Emergency Rental Assistance to continue ERAP
- \$175M Homeowner Assistance Fund
- 1,023 Emergency Housing Vouchers
- \$66M HOME ARP funds

2021 State Stimulus Bills

- SB21-242
 - New Funding
 - Housing Development Grants Hotels Tenancy Support Program (\$30M).
 - Program Description
 - This program provides funds to DOLA to support the purchase of underutilized hotels/motels for affordable housing or to lease rooms in these properties for those in need of affordable housing, including individuals experiencing homelessness.
 - Short term loans to quickly acquire property
 - Low interest / no payments
 - Acquisition loan will be paid off upon closing of perm financing
 - Perm financing is eligible to use DOH gap funds
 - *NOFA released September 2021.*
- HB21-1271
 - New Funding
 - DOLA Innovative Affordable Housing Strategies (\$48M).
 - Program Description

- Incentivize local governments to adopt land use policies which promote the creation of affordable housing.
- Provide grants to local governments to create and make use of new land use policies which promote the creation of affordable housing.
- Provide funding for local communities to go through a DOLA housing development toolkit to help them conceive of, plan for, construct and operate new housing.

HB21-1329 - Initial ARPA Housing funds (\$98.5M)

- Acquisition Fund
 - Up to \$35M available for property acquisition.
 - Short term, low interest loans
 - Eligible Properties
 - Land
 - Existing residential
 - Existing other use
 - Funds to be repaid with perm financing
- Investment Funds
 - Up to \$70M available to invest in existing affordable housing funds.
 - DOH to loan capital into non-profits, CDFIs, traditional financial institutions, affordable housing investment funds.
 - DOH funds to leverage affordable housing financing already being undertaken by these partner funds.
- LIHTC Supplemental Grants
 - Up to \$25M to grant alongside CHFA Round 1 (9%) LIHTC awards
 - Intended to stretch the 9% LIHTC resource to more projects
 - Awarded to projects as a grant
 - Project/applicant still eligible for traditional DOH gap funding as needed
 - Intended as an optional resource for LIHTC applicants

HUD Funding Sources (FHA Mortgage Insurance)

(https://www.hud.gov/program_offices/housing/mfh/progdsc)

- Rental Housing / Manufactured Home Communities – Section 207
- Rental New Construction or Sub. Rehab – 221(d)(4)
- Purchase or Refi Existing Multifamily – 207/223(f)
- Refi Existing MF – 223(a)(7)
- Housing Finance Risk-Share – 542(c), allocated through CHFA
- Section 202 Elderly (direct HUD allocation)
- Section 811 S.H. for Persons with Disabilities (capital funds through HUD, rental assistance through approved States)