



COLORADO
Department of Local Affairs
Division of Housing

Affordable Housing Support Fund Annual Report: Fiscal Year 2023 - 24

October 1, 2024

Affordable Housing Support Fund Annual Report: State Fiscal Year 2023-24

Introduction

Proposition 123 (C.R.S. 29-32-101 through 106) created the State Affordable Housing Fund, dedicating 40% of funds to the Affordable Housing Support Fund administered by the Department of Local Affairs (DOLA) and 60% to the Affordable Housing Financing Fund overseen by the Colorado Office of Economic Development and International Trade (OEDIT) to fund housing programs. The Affordable Housing Fund is closing its first year of a three-year cycle.

Statutory Basis for Report

Passed by voters in November 2022, and enacted by Governor Jared Polis on December 27th, 2022, the State Affordable Housing Fund was amended by [HB 23-1304](#), which was signed into law on June 5, 2023.

This law requires DOLA's Division of Housing to prepare a report on or before October 1, 2024, and the next two years thereafter, which is to be presented to the Joint Budget Committee, the Senate Local Government and Housing Committee, and the House of Representatives Transportation, Housing, and Local Government Committee, or their successor committees.

The scope of this report includes the disbursements from the Affordable Housing Support Fund for the prior State Fiscal Year 2023-24 as well as the following information about each affordable housing program:

- The applicants for funding, the projects funded, and the projects that were denied, along with the reason for denial
- The anticipated or actual number of households served and the number of affordable housing rental units and for-sale units funded
- The geographic distribution of the funding

More information on the statutory basis of this report may be found at C.R.S. 29-32-102.

Included Programs

Homeownership Program

The Homeownership Program provides funding for homeownership programs and projects, such as down payment assistance, new construction and acquisition rehabilitation, mobile homes and parks, and single-family owner-occupied rehabilitation.

Local Planning Capacity Program

The Local Planning Capacity Program provides funding to support local governments' capacity to address affordable housing, especially by expediting development review, permitting, and zoning of affordable housing.

Program Serving Persons Experiencing Homelessness

The Program Serving Persons Experiencing Homelessness provides funding for homelessness programs and projects, such as prevention and diversion, street

outreach and inreach, emergency shelter, transitional housing, rapid re-housing, and permanent supportive housing.

Affordable Housing Financing Fund

The Office of Economic Development & International Trade will provide a separate report on the Affordable Housing Financing Fund which includes Land Banking, Affordable Housing Equity, and Concessionary Debt Programs.

Financial Information

Office of Housing Finance & Sustainability (OHFS) Awards:

Homeownership Program:

A total of 19 organizations applied for funding through OHFS under the Homeownership Program in FY 2023-24, and all 19 were awarded funds. These 19 organizations were awarded an aggregate total of \$31,334,735, with individual awards ranging from \$300,000 to \$5,040,000 with an average award of \$1,649,197.¹

Of the 19 organizations that received awards, 1 was an organization serving multiple counties statewide and represented \$5,040,000 of the total \$31,334,735 awarded.²

Program Serving Persons Experiencing Homelessness:

A total of 3 organizations applied for funding through OHFS under the Program Serving Persons Experiencing Homelessness in FY 2023-24, and all 3 were awarded funds. These 3 organizations were awarded an aggregate total of \$12,175,000 for Permanent Supportive Housing (PSH) projects, with individual awards ranging from \$2,825,000 to \$6,350,000 with an average award of \$4,058,333.³

Office of Homeless Initiatives (OHI) Awards:

Program Serving Persons Experiencing Homelessness:

A total of 99 organizations applied for funding through OHI under the Program Serving Persons Experiencing Homelessness in FY 2023-24, and out of those 99,

¹ Appendix 1, "1c-OHFS Awards". Median award = \$1,240,000.

² Appendix 1, "1c-OHFS Awards". HFHCO Statewide 24.

³ Appendix 1, "1c-OHFS Awards". Median award = \$3,000,000.

82 were awarded funds.⁴ These 82 organizations were awarded an aggregate total of \$8,300,000, with individual awards ranging from \$15,000 to \$220,000 with an average award of \$101,220.⁵

Of the 99 organizations that received awards, 38 were organizations serving multiple counties statewide and represented \$3,655,000 of the total \$8,300,000 awarded.

Division of Local Government (DLG) Awards:

Local Planning Capacity Program:

A total of 40 applicants applied for funding through DLG under the Local Planning Capacity Grant Program in FY 2023-24, and of these 38 were awarded funds.⁶ These 38 projects represent 70 local governments and were awarded an aggregate total of \$4,433,654, with individual awards ranging from \$32,000 to \$250,000 with an average award of \$116,675.⁷

Of the 38 projects that received awards, 7 were multijurisdictional projects, and these 7 awards represented \$1,281,369 of the total \$4,433,654 awarded.⁸

⁴ Appendix 1, “1d-OHI Awards”. Of the 17 organizations who did not receive an award: 6 applications were ineligible, 2 applications were withdrawn, and for the remaining 9 applications funding for the award was not available.

⁵ Appendix 1, “1d-OHI Awards”. Median award = \$82,500.

⁶ Appendix 1, “1a-DLG Awards”. The two applications that were not awarded funds consisted of 1 application from the City of Loveland that was withdrawn and 1 application from Delta County which was not ready to implement and was experiencing turnover of key staff within Delta County.

⁷ Appendix 1, “1a-DLG Awards”. Median award = \$98,539.

⁸ Appendix 1, “1a-DLG Awards”. Multijurisdictional Awards: Boulder County, Gilpin County, Town of Ignacio, Pagosa Springs & Archuleta County, Town of Avon & Eagle County, Crowley County, and Town of Nederland & Town of Lyons.

Performance Information

Office of Housing Finance & Sustainability (OHFS) Awards:

Homeownership Program:

The 19 organizations that were awarded funding by OHFS under the Homeownership Program anticipated serving an aggregate total of 501 households through grantee-operated down payment assistance and single-family owner-occupied home rehabilitation programs, and separately anticipated producing or preserving 346 Affordable For-Sale Units.⁹

Program Serving Persons Experiencing Homelessness:

The 3 organizations that were awarded funding by OHFS under the Program Serving Persons Experiencing Homelessness anticipated serving an aggregate total of 218 households and anticipated creating 218 Affordable Rental Units.¹⁰

Office of Homeless Initiatives (OHI) Awards:

Program Serving Persons Experiencing Homelessness:

The 82 organizations that were awarded funding under the Program Serving Persons Experiencing Homelessness anticipate serving an aggregate total of 47,986 households.¹¹

⁹ Appendix 1, “1c-OHFS Awards”, “Anticipated Number of Households Served” and “Number of Affordable For-Sale Units”.

¹⁰ Appendix 1, “1c-OHFS Awards”, “Number of Affordable Housing Rental Units”.

¹¹ Appendix 1, “1d-OHI Awards”, “Anticipated Number of Households Served, or Estimated Households Served”

Appendix

Appendix 1: Applications, Awards, and Denials for Homeownership Program Funds in State Fiscal Year 2023-24

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable For-Sale Units	Anticipated Number of Households Served
Broomfield DPA	City and County of Broomfield	\$1,500,000	NA	NA	40
Capitol City MHP	City and County of Denver	\$2,500,000	NA	80	NA
Chris Mountain II	Archuleta County	\$550,000	NA	10	NA
DCHP DPA	Douglas County	\$1,575,000	NA	NA	18
Denver HOST DPA	City and County of Denver	\$3,000,000	NA	NA	60
ECLT DPA	City and County of Denver	\$888,000	NA	NA	150
Forest Creek Cabins	Chaffee County	\$385,000	NA	7	NA
HFHCO Statewide 24	Statewide	\$5,040,000	NA	NA	70
Kechter Townhomes	Larimer County	\$2,700,000	NA	54	NA

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable For-Sale Units	Anticipated Number of Households Served
La Luna MHP Coop	Boulder County	\$1,240,000	NA	34	NA
Loveland Housing Authority SFOO	Larimer County	\$894,735	NA	NA	54
Neighborworks DPA	Pueblo County	\$2,457,000	NA	NA	90
Pikeview Homeownership	Fremont County	\$1,045,000	NA	NA	19
Pine River Commons	La Plata County	\$1,100,000	NA	22	NA
Sawmill Meadow	Rio Grande County	\$500,000	NA	10	NA
The Burrell	City and County of Denver	\$1,960,000	NA	49	NA
The Railyard	Chaffee County	\$600,000	NA	12	NA
Welton Condos	City and County of Denver	\$3,100,000	NA	62	NA
West End Salida	Chaffee County	\$300,000	NA	6	NA

Appendix 2: Applications, Awards, and Denials for Local Planning Capacity Development Program Funds in State Fiscal Year 2023-24

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial
Avon, Town of & Eagle County	Eagle County	\$160,000	NA
Basalt, Town of	Eagle County, Pitkin County	\$92,000	NA
Bennett, Town of	Adams County	\$57,200	NA
Boulder County (multijurisdictional)	Boulder County	\$214,969	NA
Brush, City of	Morgan County	\$84,000	NA
Carbondale, Town of	Garfield County	\$108,640	NA
Castle Pines, City of	Douglas County	\$80,000	NA
Central City	Gilpin County	\$65,600	NA
Chaffee County	Chaffee County	\$66,320	NA
Cortez, City of	Montezuma County	\$133,120	NA
Crowley County (multijurisdictional)	Bent County, Kiowa County, Otero County, Prowers County, Crowley County, Baca County	\$250,000	NA
Delta County	Delta County	\$0	Applicant Ineligible

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial
Delta, City of	Delta County	\$96,000	NA
Eagle, Town of	Eagle County	\$54,400	NA
Fort Collins, City of	Larimer County	\$200,000	NA
Gilpin County (multijurisdictional)	Gilpin County	\$104,000	NA
Glenwood Springs, City of	Garfield County	\$150,000	NA
Golden, City of	Jefferson County	\$35,280	NA
Grand Junction, City of	Mesa County	\$40,000	NA
Greeley, City of	Weld County	\$64,500	NA
Huerfano County	Huerfano County	\$116,000	NA
Ignacio, Town of (Multijurisdictional)	La Plata County	\$192,400	NA
Kit Carson, Town of	Cheyenne County	\$182,936	NA
Kremmling, Town of	Grand County	\$48,000	NA
Lafayette, City of	Boulder County	\$192,000	NA
Lake County	Lake County	\$240,000	NA
Loveland, City of	Larimer County	\$0	Application Withdrawn
Meeker, Town of	Rio Blanco County	\$32,000	NA
Montrose, City of	Montrose County	\$48,000	NA

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial
Nederland, Town of & Lyons, Town of	Boulder County	\$160,000	NA
Pagosa Springs & Archuleta County	Archuleta County	\$200,000	NA
Rangely, Town of	Rio Blanco County	\$60,000	NA
Saguache County	Saguache County	\$100,000	NA
Salida, City of	Chaffee County	\$88,000	NA
Silverton, Town of	San Juan County	\$85,000	NA
Steamboat Springs, City of	Routt County	\$32,212	NA
Thornton, City of	Adams County	\$160,000	NA
Trinidad, City of	Las Animas County	\$136,000	NA
Vail, Town of	Eagle County	\$208,000	NA
Wheat Ridge, City of	Jefferson County	\$97,077	NA

Appendix 3: Applications, Awards, and Denials for Program Serving Persons Experiencing Homelessness Funds in State Fiscal Year 2023-24

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
A Woman's Place, Inc	Weld County	\$80,000	NA	NA	2,022
Advocate Safehouse Project	Garfield County	\$70,000	NA	NA	89
Advocates Against Domestic Assault	Las Animas County	\$40,000	NA	NA	247
Advocates for Victims of Assault, Inc.	Summit County	\$15,000	NA	NA	384
Advocates of Lake County, Inc	Lake County	\$50,000	NA	NA	197
Advocates Victim Assistance Team	Grand County	\$25,000	NA	NA	13
All The Way Well, Inc.	City and County of Denver	\$0	Application Ineligible	NA	NA
Alternatives to Violence, Inc.	Larimer County	\$75,000	NA	NA	421
Arkansas Valley Resource Center, Inc.	Bent County	\$15,000	NA	NA	147

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Arvada Central Baptist Church DBA The Rising	Jefferson County	\$75,000	NA	NA	1,400
Attention, Inc. dba TGTHR	Boulder County	\$50,000	NA	NA	230
Aurora Comprehensive Community Mental Health Center, Inc., d.b.a. Aurora Mental Health and Recovery	Arapahoe County	\$85,000	NA	NA	96
Benefits in Action	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA
Better Tomorrow	Routt County	\$45,000	NA	NA	25
Boulder County Housing Authority (BCHA-DHHS) RH/HP	Boulder County	\$140,000	NA	NA	1,000
Boulder Shelter for the Homeless	Boulder County	\$180,000	NA	NA	2,048
Bright Future Foundation for Eagle County	Eagle County	\$75,000	NA	NA	192

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Catholic Charities and Community Services of the Archdiocese of Denver (Marisol Home)	Jefferson County	\$80,000	NA	NA	512
Catholic Charities and Community Services of the Archdiocese of Denver (Samaritan House Denver)	City and County of Denver	\$80,000	NA	NA	633
Catholic Charities and Community Services of the Archdiocese of Denver (Smith Rd Women's Shelter)	City and County of Denver	\$105,000	NA	NA	1,210
Catholic Charities and Community Services of the Archdiocese of Denver, Inc. (Samaritan House Fort Collins)	Larimer County	\$80,000	NA	NA	335

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Catholic Charities and Community Services of the Archdiocese of Denver, Inc. # 3 Western Slope	Montrose County	\$0	Funding for Award Unavailable	NA	NA
Catholic Charities and Community Services of the Archdiocese of Denver, Inc. (Guadalupe Community Center)	Weld County	\$80,000	NA	NA	866
Catholic Charities of Central Colorado	El Paso County	\$200,000	NA	NA	62
City and County of Denver	City and County of Denver	\$0	Application Withdrawn	NA	NA
City of Aurora	Arapahoe County	\$0	Application Withdrawn	NA	NA
City of Golden	Jefferson County	\$0	Application Ineligible	NA	NA
City of Greeley	Weld County	\$155,000	NA	NA	256
City of Loveland	Larimer County	\$200,000	NA	NA	1,180
City of Thornton	Adams County	\$100,000	NA	NA	204

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
City of Wheat Ridge	Jefferson County	\$75,000	NA	NA	57
Colorado Coalition for the Homeless (Department of Outreach and Engagement Services)	City and County of Denver	\$130,000	NA	NA	967
Colorado Nonprofit Development Center dba Outreach Fort Collins	Arapahoe County	\$100,000	NA	NA	128
Colorado Poverty Law Project	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA
Colorado Village Collaborative	La Plata County	\$100,000	NA	NA	204
Comitis Crisis Center	Douglas County	\$175,000	NA	NA	2,543
Community Investment Alliance	Larimer County	\$80,000	NA	NA	102
Community Services of Broomfield, dba Broomfield FISH	City and County of Broomfield	\$175,000	NA	NA	256

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Cooperating Ministry of Logan County	Logan County	\$20,000	NA	NA	25
Crisis Center	Arapahoe County	\$25,000	NA	NA	499
Crossroads Safehouse	Larimer County	\$180,000	NA	NA	1,012
Denver Rescue Mission	City and County of Denver	\$80,000	NA	NA	89
Douglas County Government	Douglas County	\$50,000	NA	NA	20
Family Crisis Service Inc	Fremont County	\$80,000	NA	NA	142
Family Housing Network of Fort Collins, Inc.	Larimer County	\$125,000	NA	NA	140
Family Promise of Greater Denver, Inc.	City and County of Denver	\$175,000	NA	NA	185
Family Tree, Inc.	City and County of Denver	\$204,699	NA	NA	480
Focus Reentry	City and County of Broomfield	\$175,000	NA	NA	166
Greeley Transitional House Inc	Weld County	\$40,000	NA	NA	73
HAAT Force South Metro, Inc.	Arapahoe County	\$40,000	NA	NA	140

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Help For Abused Partners	Logan County	\$25,000	NA	NA	55
Hilltop Health Services Corporation	Mesa County	\$45,000	NA	NA	320
Homeward Bound of the Grand Valley (North Avenue Program)	Mesa County	\$100,000	NA	NA	2,144
Homeward Pikes Peak	El Paso County	\$200,000	NA	NA	2,662
HOPE COS	El Paso County	\$0	Application Ineligible	NA	NA
HOPE, Homeless Outreach Providing Encouragement	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA
House of Neighborly Service	Larimer County	\$0	Funding for Award Unavailable	NA	NA
Housing Authority of the City of Englewood, dba Innovative Housing Concepts	Arapahoe County	\$140,000	NA	NA	38
Housing Solutions for the Southwest	La Plata County	\$95,000	NA	NA	20

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Jeffco Action Center, Inc.	Jefferson County	\$90,000	NA	NA	15
Jewish Family Service of Colorado, Inc.	Adams County	\$175,000	NA	NA	27
Karis, Inc.	Mesa County	\$80,000	NA	NA	NA
La Puente Home, Inc.	Alamosa County	\$150,000	NA	NA	384
Lazarus Gate dba Rocky Mountain Refuge for end of life care	City and County of Denver	\$0	Application Ineligible	NA	NA
Loaves and Fishes Ministries of Fremont County	Fremont County	\$100,000	NA	NA	304
Manna - The Durango Soup Kitchen	La Plata County	\$100,000	NA	NA	384
Mariposa Center for Safety (YWCA of Pueblo)	Pueblo County	\$70,000	NA	NA	519
Mental Health Colorado	Arapahoe County	\$220,000	NA	NA	96
Mother House Inc (dba Haven Ridge)	Boulder County	\$100,000	NA	NA	128
Movement 5280	Arapahoe County	\$25,000	NA	NA	320
Mt. Carmel Veterans Service Center	El Paso County	\$200,000	NA	NA	83

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Neighbor to Neighbor	Larimer County	\$95,000	NA	NA	28
Pearl Transit Corp.	City and County of Denver	\$0	Application Ineligible	NA	NA
Posada	Pueblo County	\$170,000	NA	NA	200
Pueblo Rescue Mission	Pueblo County	\$100,000	NA	NA	96
Residences on Acoma PSH	City and County of Denver	\$6,350,000	NA	128	NA
RESPONSE Help for Survivors of Domestic Violence and Sexual Assault	Pitkin County	\$20,301	NA	NA	6
Rising Up	Sedgwick County	\$75,000	NA	NA	89
S.H.A.R.E., Inc.	Morgan County	\$20,000	NA	NA	33
Safe Shelter of St. Vrain Valley	Boulder County	\$40,000	NA	NA	83
Safehouse Progressive Alliance for Nonviolence, Inc.	City and County of Broomfield	\$55,000	NA	NA	384
St. Francis Center	City and County of Denver	\$75,000	NA	NA	12,800

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
The Barton Institute for Community Action (safe parking)	Adams County	\$100,000	NA	NA	1,024
The Bridge Emergency Shelter	Montezuma County	\$25,000	NA	NA	256
The Community Firm (d/b/a Community Economic Defense Project, CEDP)	City and County of Denver	\$100,000	NA	NA	448
The Delores Project	City and County of Denver	\$170,000	NA	NA	314
The Gathering Place: A Refuge For Rebuilding Lives	City and County of Denver	\$175,000	NA	NA	320
The Housing Authority of the City of Aurora	Arapahoe County	\$75,000	NA	NA	136
The Osborn PSH	Otero County	\$2,825,000	NA	30	NA
The Place	El Paso County	\$200,000	NA	NA	60
The Salvation Army 1 Family Hope	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
The Salvation Army, a California Corporation Connection Center	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA
The Salvation Army, Crossroads Center	Arapahoe County	\$180,000	NA	NA	1,920
The Salvation Army, Lambuth	Arapahoe County	\$175,000	NA	NA	576
The Salvation Army, Pallet Shelters	City and County of Denver	\$200,000	NA	NA	230
The Shepherds Hand , Inc	Montrose County	\$0	Funding for Award Unavailable	NA	NA
Thrive Industries	City and County of Denver	\$0	Application Ineligible	NA	NA
Tiny Villages Inc.	City and County of Denver	\$0	Funding for Award Unavailable	NA	NA
Urban Peak Denver	City and County of Denver	\$60,000	NA	NA	225
Volunteers of America Colorado Branch_RRH	Adams County	\$70,000	NA	NA	37

Applicant for Funding	Project Location of Program Service Area	Amount Awarded	Reason for Funding Denial	Number of Affordable Housing Rental Units	Anticipated Number of Households Served
Volunteers of America Colorado Durango Shelter	La Plata County	\$75,000	NA	NA	225
Welltower 10th & Sheridan PSH	City and County of Denver	\$3,000,000	NA	60	NA

Note: Information about the volume of the population to be served by some homeless programs is provided by applicants as the anticipated number of individuals to be served, instead of the anticipated number of households to be served. In these cases, the number of households anticipated to be served was estimated by multiplying the number of individuals anticipated to be served by 1.28; the average number of persons per household experiencing homelessness in 2023¹².

¹² U.S. Department of Housing and Urban Development, 2023 CoC Homeless Populations and Subpopulations Report - Colorado