

# The Colorado Department of Local Affairs SMART ACT Presentation FY 2025 - 26

January 15, 2025

Joint House Transportation Housing  
and Local Government Committee &  
Senate Local Government and  
Housing Committee



**COLORADO**  
Department of Local Affairs





# A message from Executive Director Maria De Cambra



**COLORADO**  
Department of Local Affairs



# Proposed Agenda for Today's Hearing



- ❑ Department Mission, Vision, and Values
- ❑ Organizational Chart
- ❑ Wildly Important Goals
- ❑ Department Performance Management
- ❑ Budget Requests
- ❑ Stimulus Funding Implementation
- ❑ Legislative/Regulatory Agenda
- ❑ 2024 Legislation Implementation Update
- ❑ Reports Required by the General Assembly



# Mission & Vision

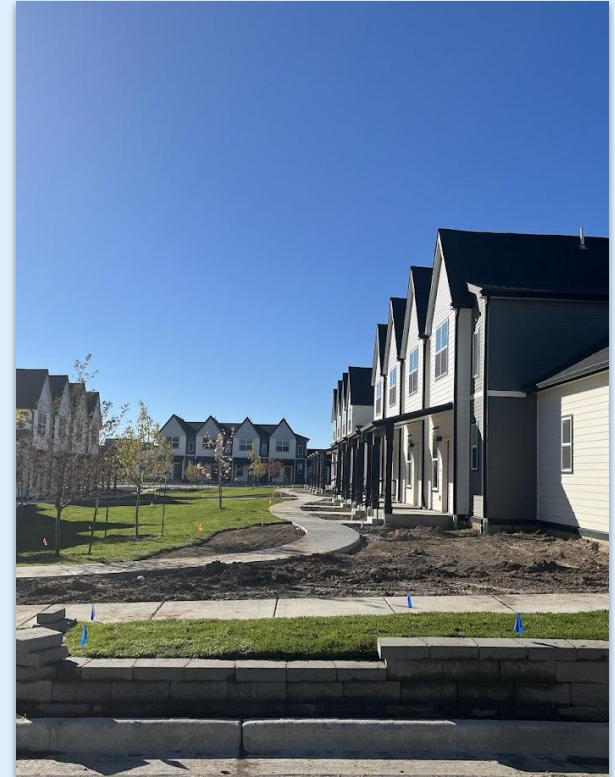


## Mission

The Department of Local Affairs is responsible for strengthening Colorado's local communities through accessible, affordable and secure housing; implementation of property tax law; and increasing capacity building, strategic training, research, technical assistance, and funding to localities.

## Vision

Strengthen Colorado communities.





Transparency & Impact Focus

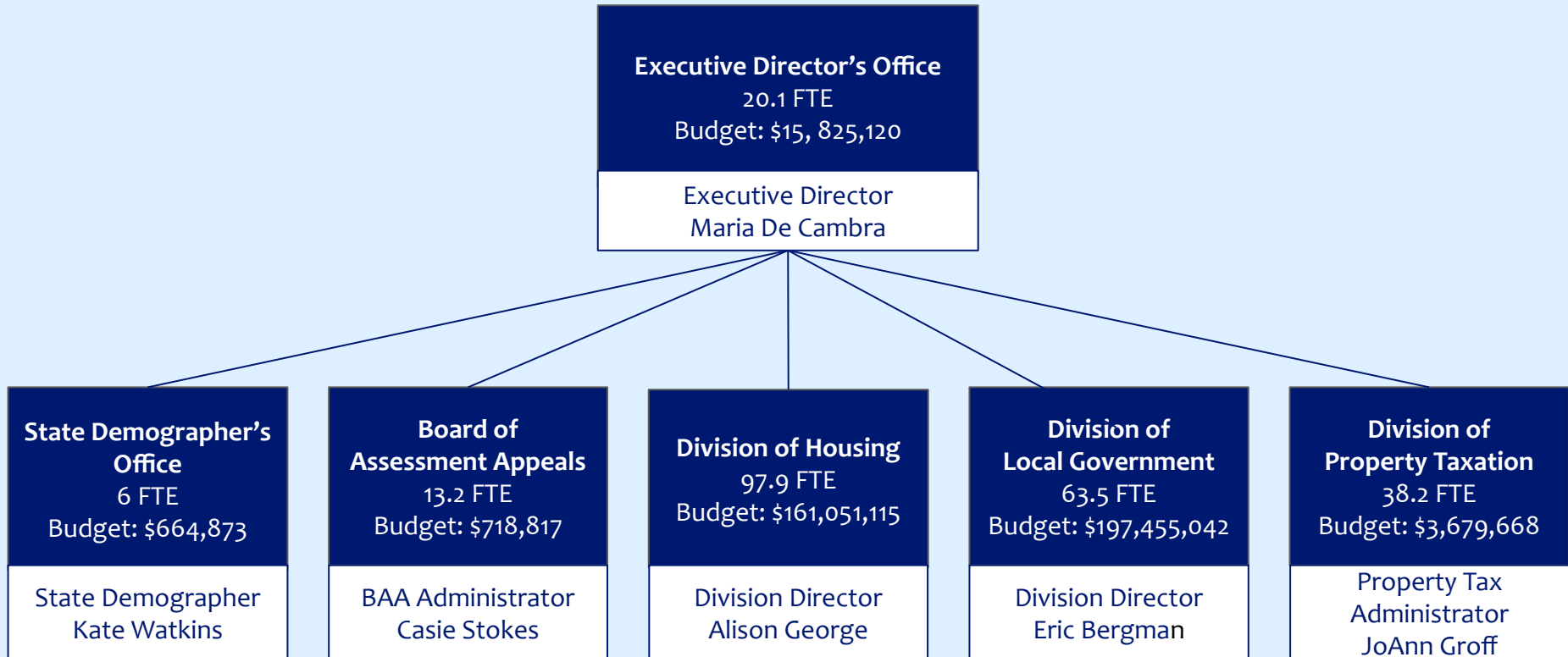
Efficiency in  
Operations



Educate & Elevate

Proactive Leader on Housing

# DOLA Organizational Chart



# Wildly Important Goals



## Topics:

- WIG 1:  
Efficiently Process Housing Contracts
- WIG 2:  
Create 6,300 Housing Opportunities
- WIG 3:  
Division of Property Tax Assistance to Seniors

## Main Presenters:

- Maria De Cambra  
Executive Director

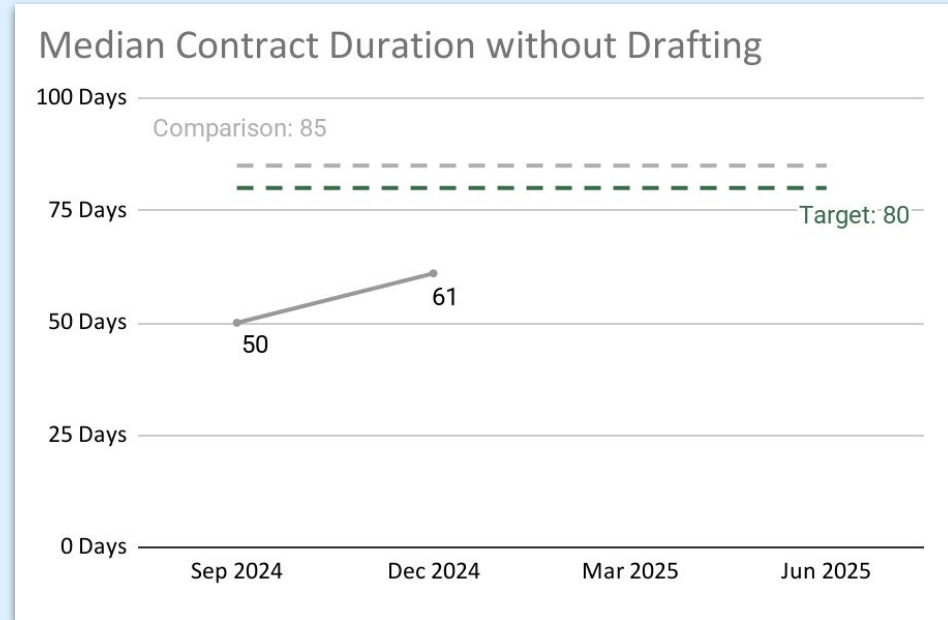


# WIG 1: Efficiently Process Housing Contracts



- Initial drafts of contracts are sent to the borrower within a median of **25 days** of the award
- Final signature is executed by the State within a median of **7 days** of borrower's final signature
- Documents are executed within a median of **80 days** by June 30, 2025 (without drafting time)

**Status: On Track**

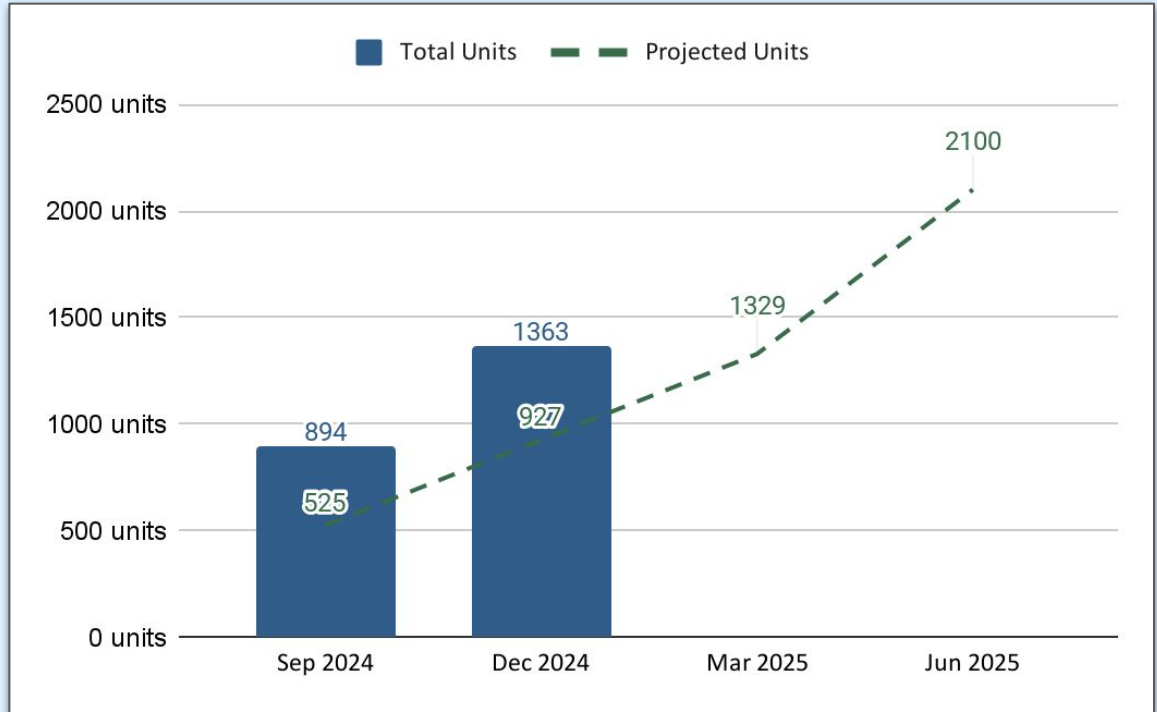


# WIG 2: Create 6,300 Housing Opportunities



DOLA will incentivize and create  
**6,300 housing units by June 30, 2027.**

**Status: On Track**

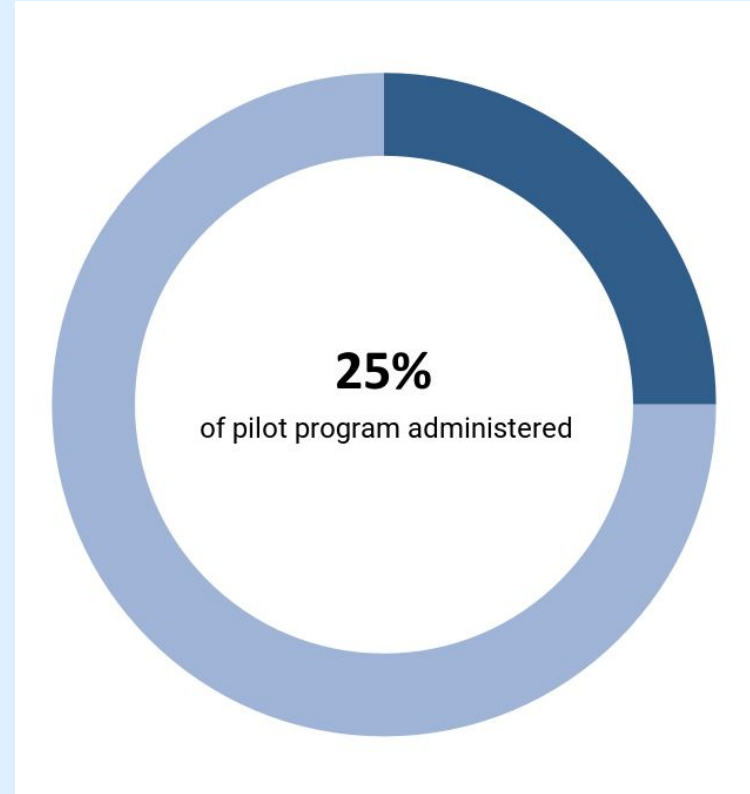


# WIG 3: Division of Property Taxation Assistance to Seniors



The Division of Property Tax will provide outreach to seniors to potentially regain their recently-lapsed homestead exemption through the qualified senior residential classification 2-year pilot program by June 30, 2026.

**Status: On Track**



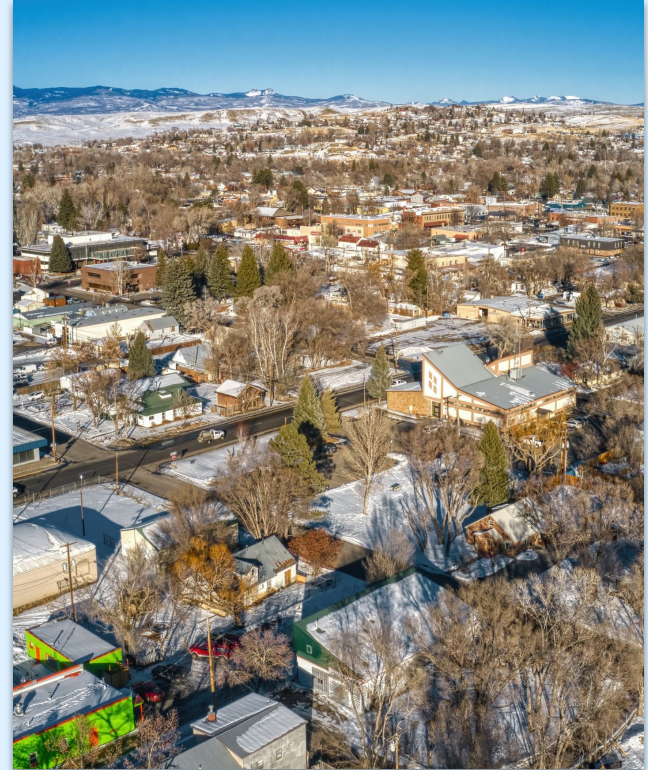


# More Information on Wildly Important Goals



[Governor's Dashboard](#)

[FY 2024-25 Performance Plan](#)



DOLA's ongoing focus on improving service delivery, streamlining processes, embedding IDEA practices, and responsible fiscal stewardship are evident in the department goals, budget, and staffing hierarchy.



## Wildly Important Goal Development

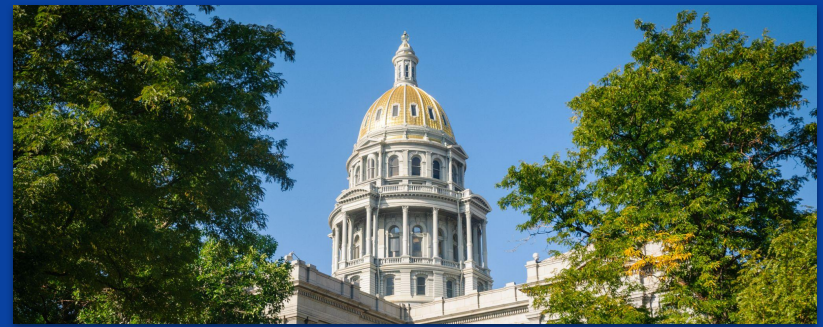
- In alignment with Cabinet Working Groups, Interim Task Forces, Committees, Federal Stimulus Priorities, and Governor's Agenda.
- Supporting and reinforcing the Governor's executive order on strategic growth.
- Focusing on long-term department goals and program growth

## Performance Management Plan

- Improved Processing Times and Customer Experience
- Customer Service Improvements
- Reduced number of vacancies



# DOLA Budget Requests



## Topics:

- FY26 Budget Requests

## Main Presenters:

- Maria De Cambra  
Executive Director



# DOLA FY 2025-2026 Budget Requests (Slide 1 of 2)



Request	Amount	Description of Proposal or Request
Ridge View Operating	\$2,000,000 GF	Operating funds for the Ridge View campus in FY 2025 /26. Additional funding required in FY 2026/27+
BAA Backlog Prevention	\$150,000 CF	Additional spending authority of \$150,000 to allow for future cost increases related to staff and indirects.
Advancing Analytics to Support Unhoused Coloradans	\$267,816 GF	Technology upgrades to Colorado Homelessness Management Information System (HMIS) and added staffing capacity will support the collection, analysis, and implementation of information essential to better understand homelessness in Colorado.
Defense Counsel on First Appearance Grant Program Reduction	-\$392,159 GF	A one-time reduction from the General Fund for the DCFA Grant Program, which provides grants to Colorado municipal courts for defense counsel costs at defendants' first appearances.
Severance Tax Refinance	-\$10,000,000 CF	Transfer from the Local Government Severance Tax Fund to the General Fund to support statewide spending priorities.

# DOLA FY 2025-2026 Budget Requests (Slide 2 of 2)



Request	Amount	Description of Proposal or Request
Accounting and Human Resource Staffing	\$214,743 GF	New staff to support service delivery that manage the increase in expectations, major shifts in internal program administration, and influx of dollars.
Building Codes and Mobile Home Park Dispute Cash Funds	\$752,000 GF	Intervention for three cash funds to address either negative projected balances or excess uncommitted reserves.
Repeal of FLEX Program	-\$305,016 GF	The FLEX program has not been able to actively enroll any households. DOLA offers this program as a reduction to support statewide priorities.
Decentralize Ft. Lyon Heating	\$15-35M GF	Upgrading heating at Fort Lyon by decentralizing hot water boilers in five main buildings. Current central steam system is inefficient and costly.



# Latest on Stimulus Funding



## Topics:

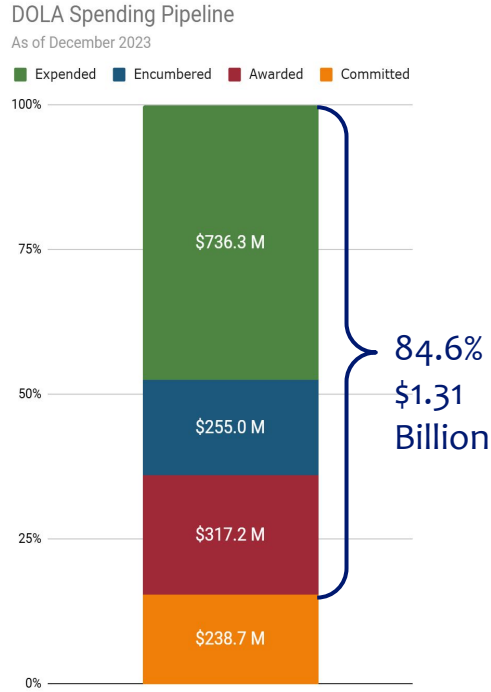
- Stimulus Funding Implementation Progress
- State and Local Fiscal Recovery Funds
- The Impact of American Rescue Plan Act:
  - Housing & Homelessness
  - Supporting Local Communities

## Main Presenters:

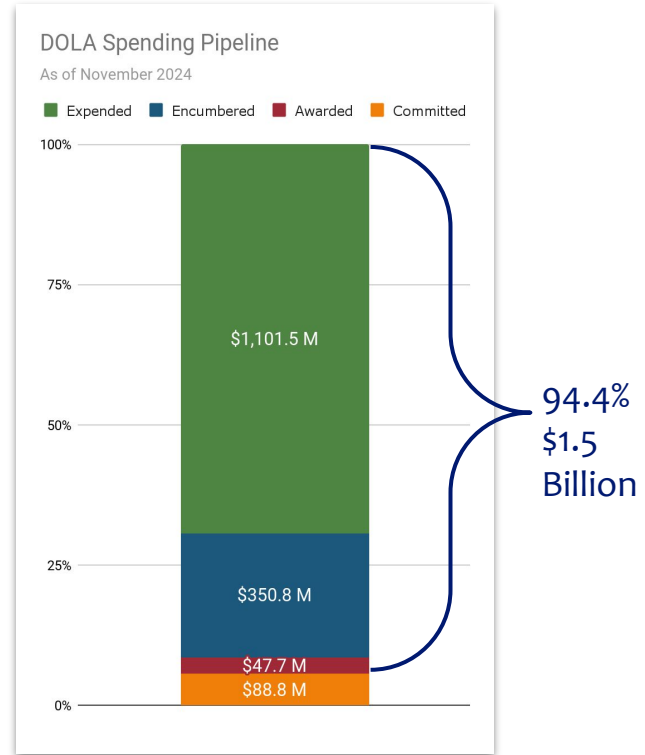
- Maria De Cambra  
Executive Director



# Stimulus Funding Implementation: Progress



2023



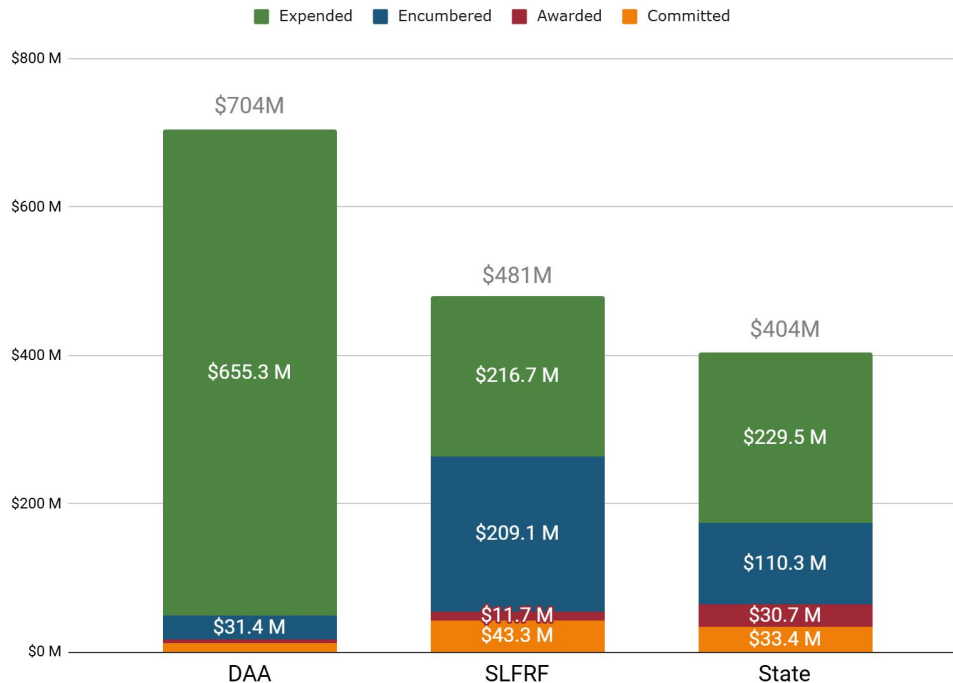
2024

# State and Local Fiscal Recovery Funds



DOLA Spending Pipeline by Fund Source

As of November 2024

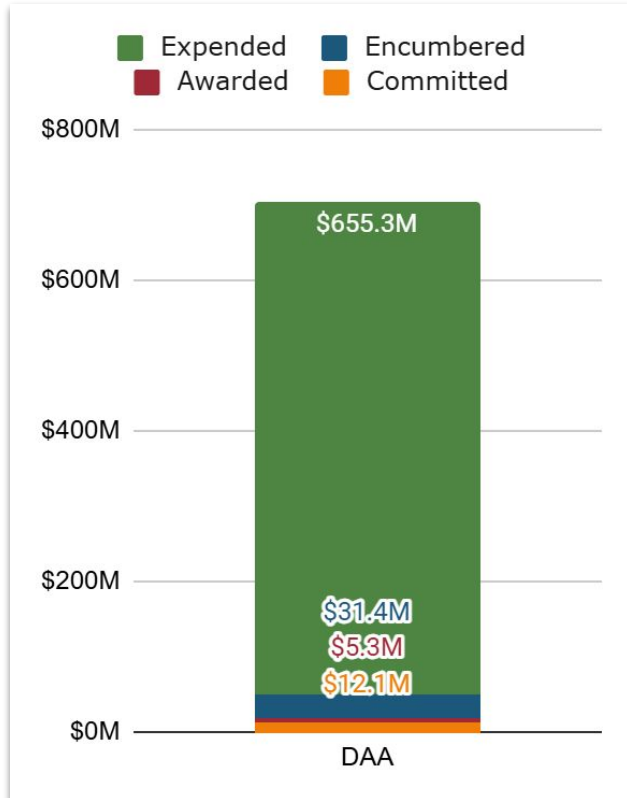


**\$1.58B in stimulus funding since 2021**

**94% expended, encumbered, or awarded**

**33 total programs on track to be fully spent**

*The graphic shows the original funding category and does not reflect the refinance ("ARPA-GF Swap")*



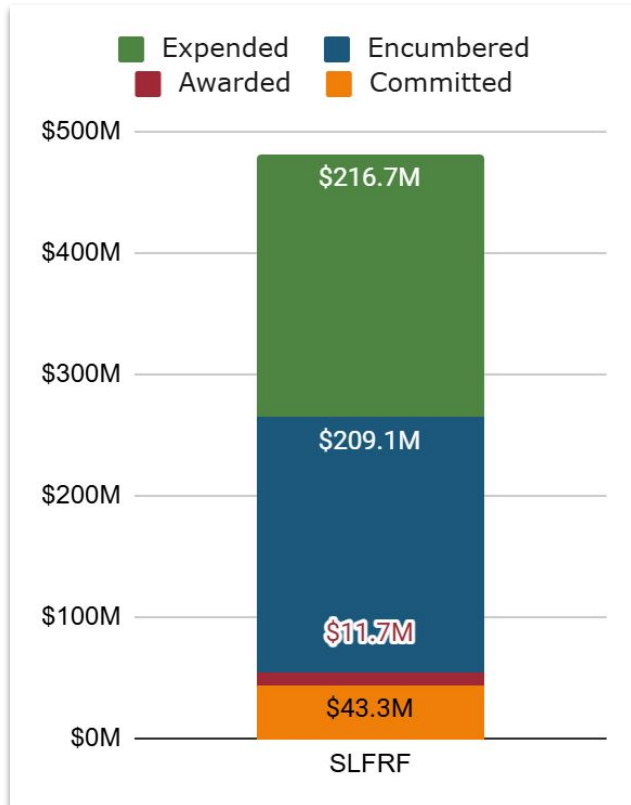
## Direct Assistance Spending as of November 2024

The department has spent **\$76.9 million** in DAA funding since December 2023. Only **\$12.1 million** remains unawarded – less than **2%** of the department’s **\$704 million** DAA allocation.

### The remaining DAA funds include:

- **\$10,252,366** Homelessness Assistance and Supportive Services Program
- **\$1,854,392** Emergency Housing Vouchers

# State and Local Fiscal Recovery Funds (SLFRF)



## SLFRF Spending as of November 2024

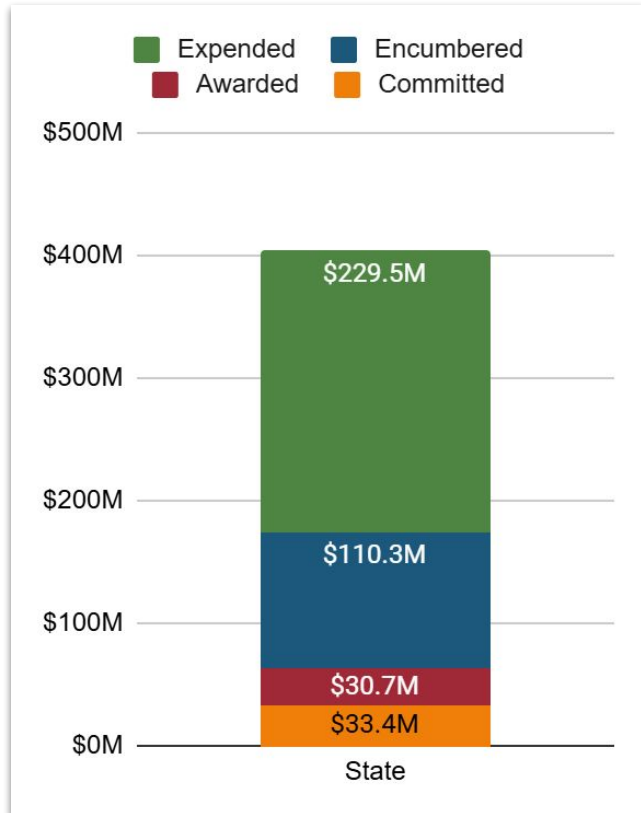
The department has spent **\$197 million** in SLFRF funding since December 2023. Only **\$43.3 million** remains unawarded, which is **9%** of the department's **\$480 million** SLFRF allocation.

### The majority of the remaining SLFRF funds include:

- **\$29,887,751** Repurposed Ridgeview Campus
- **\$4,639,256** Denver-Metro Regional Navigation Campus Grant
- **\$3,213,777** Homelessness Response Grant Program



# State and Local Fiscal Recovery Funds (State)



## Direct Assistance Spending as of November 2024

The department has spent **\$91.3 million** in State funding since December 2023. Only **\$33.4 million** remains unawarded, which is **8%** of the department's **\$403.8 million** State allocation.

### The remaining State funds include

- **\$26,790,009** Affordable Housing Revolving Loan Fund
- **\$5,423,890** Mobile Home Park Resident Empowerment Loan and Grant Program Fund
- **\$1,155,467** Housing Development Grants Hotels Tenancy Support Program

# The Impact of American Rescue Plan Act: Housing & Homelessness



Local Investments in Transformational  
Affordable Housing Grant Program &  
Homelessness Response Grant Program -  
Development

Supporting over **3,500 affordable housing units** and  
**200 supportive housing units**

Homelessness Response Grant Program -  
Services

Served more than **9,000 households** and more than  
**11,000 individuals**

Transformational Affordable Housing  
Revolving Loan Fund

**26 awards** supporting over **3,800 units**

Mobile Home Park Acquisition Fund

**2 awards** supporting **827 mobile home park units**

# The Impact of American Rescue Plan Act: Supporting Local Communities



**Local Government Planning Grant Program**

**69 local governments** have adopted **190 strategies** to promote affordable housing solutions.

**Small Community-Based Nonprofit Grant Program**

**479** Colorado Nonprofits and Businesses Served

**Infrastructure and Strong Communities Grant Program**

Supporting **1,650+** new affordable housing units for Coloradans

**Affordable Housing Incentive Grant Program**

Supporting **2,600+** new affordable housing units for Coloradans



# Legislative Updates & Required Reports



## Topics:

- DOLA Legislative Priorities
- Regulatory Oversight
- Updates on 2024 Bill Implementation
- Strong Communities Program Success
- Required Reports

## Main Presenters:

- Maria De Cambra  
Executive Director

# Legislative Priorities



- Proposition 123 Technical Fix for Homelessness Activities  
(HB25-1019 Rep. Sirota and Sen. Hinrichsen)
- Smart Stairs (Reps. Boesenecker & Woodrow)
- Regional Building Codes for Factory-Built Structures  
(SB25-002 Sens. Bridges & Exum and Reps. Boesenecker & Stewart R.)
- Yes in God's Backyard  
(Reps. Boesenecker & Mabrey and Sen. Gonzales)







## **Division of Housing**

Factory-Built Structures Regulations

## **Division of Property Taxation**

Implement Conforming Legislative Changes



# 2024 Legislative Implementation



## Topics:

- HB24-1313: Transit Oriented Communities
- HB24-1304: Minimum Parking Requirements
- HB 24-1152: Accessory Dwelling Units
- SB 24-174: Sustainable Affordable Housing Assistance
- SB 24-174: Sustainable Affordable Housing Assistance
- Strong Communities Success

## Main Presenters:

- Maria De Cambra  
Executive Director

# HB24-1313: Transit Oriented Communities



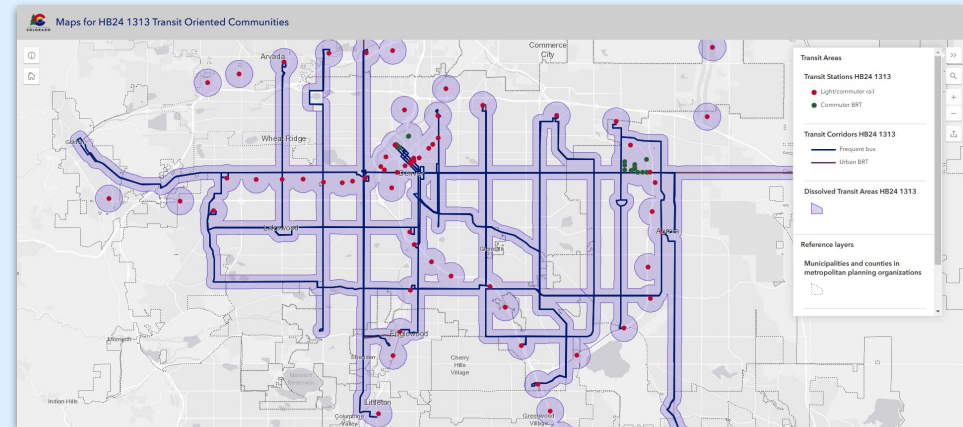
## Progress To Date

- Published Transit Area maps
- Developed compliance guidance including:
  - A Housing Opportunity Goal calculation tool and user guide
  - A Transit Center Calculation Model and user guide

## What's Next

Develop Neighborhood Center criteria, compliance reporting requirements, and grant program guidelines

## Status: On Track



# HB24-1304: Minimum Parking Requirements



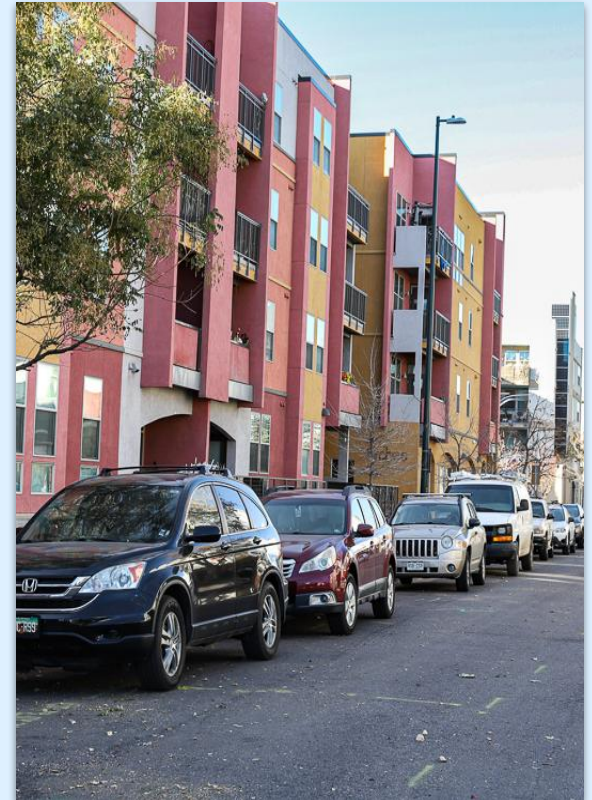
## Status: On Track

### Progress to Date

- Published compliance guidance
- Published Transit Service Area maps
- Published Best Practices in Parking Management report

### What's Next

- June 30, 2025 deadline for subject jurisdictions to stop enacting or enforcing certain parking minimums
- Continued in-depth engagement and technical support for local communities



# HB 24-1152: Accessory Dwelling Units



**Status: On Track**

## Progress to Date

- One-on-one technical assistance and FAQ development
- Published compliance guidance

## What's Next

- Compile ADU Toolkit
- Develop ADU-supportive strategies list and compliance reporting requirements
- Grant Program





# SB 24-174: Sustainable Affordable Housing Assistance (Slide 1 of 2)



**Status: On Track**

## Progress to Date

- Published preliminary housing affordability strategies menu
- Published self-assessment tool for pre-existing Housing Needs Assessments and accompanying methodology
- Published displacement risk assessment base guidance
- Began reviewing pre-existing Housing Needs Assessments for conformity







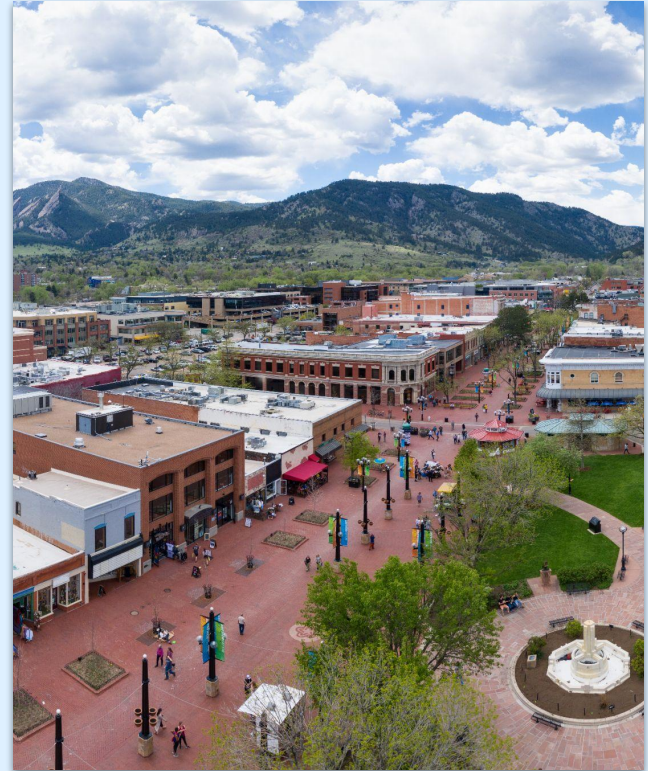
## Status: **On Track**

### What's Next

- Launch processes for Natural & Agricultural Lands and Statewide Strategic Growth Reports
- Develop guidance for new comprehensive plan requirements
- Develop additional displacement risk assessment guidance for complex community contexts
- Conduct displacement risk mitigation regional resources study
- Develop grant program for housing needs planning

[EngageDOLA: Land Use](#)

[Land Use and Housing Legislation Implementation](#)



## Infrastructure Grant Program



**\$35,391,300**

State & Local Federal  
Recovery Funds Awarded



**15** Grantees



**1,684**

Housing Units Planned

## Planning Grant Program



**\$2,208,700**

State & Local Federal  
Recovery Funds Awarded



**16** Grantees



**102**

New Land Use Strategies Proposed

- Law Enforcement Community Service
- Civil Assets Forfeiture
- Disaster Recovery
- Financial Literacy Exchange Program (FLEX)





# Housing Initiatives



## Topics:

- Mobile Home Park Dispute Resolution & Enforcement
- Annual Affordable Housing
  - Affordable Housing Grants
  - Homelessness Grants
  - Affordable Housing Revolving Loan
  - Mobile Home Park Revolving Loan
- Emergency Rental Assistance
- Ridge View Supportive Residential Community
- Proposition 123

## Main Presenters:

- Maria De Cambra,  
Executive Director



# HB19-1309 Mobile Home Park Oversight Program



- DOLA Division of Housing's Mobile Home Park Oversight Program (MHPOP) is committed to ensuring that the rights and responsibilities of both mobile home residents and landlords are upheld as a neutral party.
- The Program focuses on providing **oversight, education, and resources** to ensure compliance with state laws and support fair interactions between residents and park owners.
- **Oversees 750+** mobile home parks







## Stronger Public Engagement



**1,249 Phone Calls**  
+36



**2,154 Email Subscribers**  
+50



**32,927 Unique Web Page Views**  
+7,991

## Effective Oversight & Enforcement



**100% of Complaints Resolved from Fiscal Years 1-4 of the Program**



**260 Enforcement Cases**  
49% of Parks Failed to Post Required Notices

## High Satisfaction

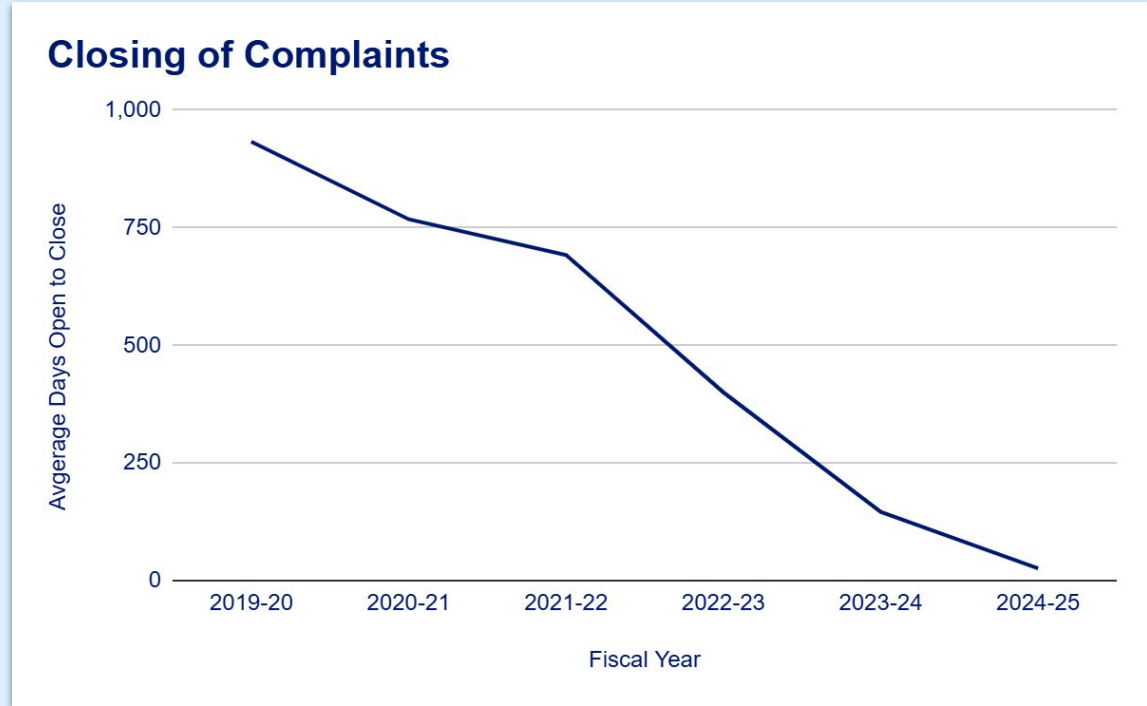


**74% of Participants Rated Positively**  
Surveyed Residents & Landlords Cited Rapid Responses & Helpful Service

# Significant Improvement: Timely Closing of Complaints



Fiscal Year	Average Days Open to Close
2019-20	933
2020-21	768
2021-22	692
2022-23	400
2023-24	146
2024-25	26



# Mobile Home Park Oversight Program: Success Story



MHPOP **prioritizes complaints** by the level of significance of the complaint, with a **focus on public health and safety.**





## 5,609 housing units preserved or produced with funds through the Division of Housing

- For every **one dollar** of state or federal funds, **\$7.33 leveraged**
- Division of Housing funds **12%** of capital stack

## Housing development and preservation revenues and expenditures, State Fiscal Year 2023-24

- **\$54,475,894** appropriated, allocated, or transferred to the Division of Housing
- **\$308,115,711** awarded by the Division of Housing to grantees and borrowers

# Affordable Housing: Grants and Loans



In FY24 :

- Affordable Housing Grants:
  - DOH funded **4,329 new housing units and rehabbed 726 more.**
- Homelessness Grants
  - DOH provided housing for **833 individuals** experiencing homelessness.
- Affordable Housing Revolving Loan
  - **Over \$133.8 million was awarded** for affordable housing preservation and production
- Mobile Home Park Revolving Loan
  - DOH provided **\$28.75 million** to help residents purchase and manage their mobile home parks.

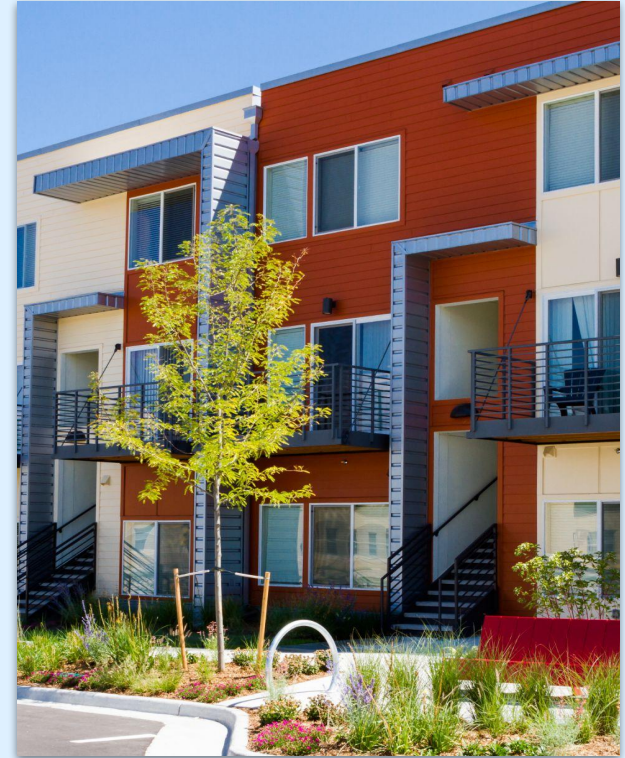


# DOLA's Emergency Rental Assistance



For many Coloradans, rental assistance is not just a lifeline — it's a beacon of hope.

- Since 2021, we have served over **49,000 households**, across all **64 counties** in Colorado.
- **Currently**, on average DOLA is assisting **approximately 140 cases a week** , totaling a payout of **\$910,000** per week.
- Demand:
  - Households in need per month: 1,341
  - Households in need per year: 16,092
- The program is open to all eligible Coloradans and those facing eviction will continue to be prioritized



# Comparing Historical Rental Assistance Programs



Program Name	Emergency Rental Assistance 2 (ERA2)	Temporary Emergency Rental Assistance Grant Program (TRAG)	Colorado Emergency Rental Assistance program (CERA)
Launch Date	2022	February 2024	Launching February 2025
Bill or Proposition	American Rescue Plan Act -DAA	House Bill 23B-1001 (State and Local Fiscal Recovery Funds & General Fund)	Proposition 123 (Cash Fund)
Funds Available	\$233,287,476.56	One time funding of \$30M	Annual estimate between \$25-\$30M
Status	<b>SPENT</b>	<b>SPENT</b>	<b>ONGOING</b>
Award Amount	<ul style="list-style-type: none"> <li>• Current average award is \$6,000 per household</li> <li>• \$10,000 or 7 months (whichever is lesser) max award.</li> </ul>	<ul style="list-style-type: none"> <li>• Past rent, present rent, plus up to 2 months in advance</li> <li>• Utility bills, late fees, court costs, attorney fees</li> <li>• Deposits, move-in expenses</li> </ul>	<p>\$10,000 or 7 months (whichever is lesser) max award.</p> <p>1-2 months of prospective rent permitted if max award amount has not been reached.</p> <p>Deposits, relocation expenses eligible.</p>



# Ridge View Supportive Residential Community





## *A Comprehensive Approach to Housing Stability and Community Integration*

Goal is for residents to:

- Recover from homelessness and substance use disorders
- Find long-term housing stability
- Reintegrate into their community of choice

# 225

Transitional housing:

- 225 beds
- 9 month average stay
- Serves average of 300 individuals/year

# 27

Withdrawal Management & Clinic:

- 27 beds
- 14 day average stay
- Serves average of 700 individuals/year

# Ridge View: Anticipated Impact



**\$45K/year** in Colorado for someone to live on the streets (**\$67K nationally**)



**Cost at Ridge View per year: \$20K/person** for transitional housing



**\$7,500/person** for treatment / withdrawal clinic

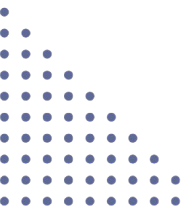


Colorado saves **\$17,500/person** if an individual is cared for at Ridge View

# Ridge View: Timeline



<b>Phase 1 Buildings:</b>	West Academic Transitional Housing Units Town Center Withdrawal Management Admin/Intake/Clinic	<b>Phase 2 Buildings:</b>	Resource Center East Academic Recreation Center Vocational Field Building Maintenance
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# Proposition 123 (Slide 1 of 2)



FY 2023-2024: \$96M

FY 2024-2025: \$196.2M



60% Financing Fund  
Managed by OEDIT

Colorado Housing and  
Finance Authority

Land Banking

Equity

Concessionary  
Debt

## Colorado Income Tax Revenue

0.1%

Available to  
Departments

Fiscal Year 2023-2024

\$160M

Fiscal Year 2024-2025

\$327M

FY 2023-2024: \$64M

FY 2024-2025: \$130.8M



40% Support Fund Managed  
by DOLA

Division of Housing and  
Local Government

Affordable  
Homeownership

Serving  
Persons  
Experiencing  
Homelessness

Local Planning  
Capacity  
Development

# Proposition 123 (Slide 2 of 2)



**50%**

Affordable  
Homeownership  
Programs

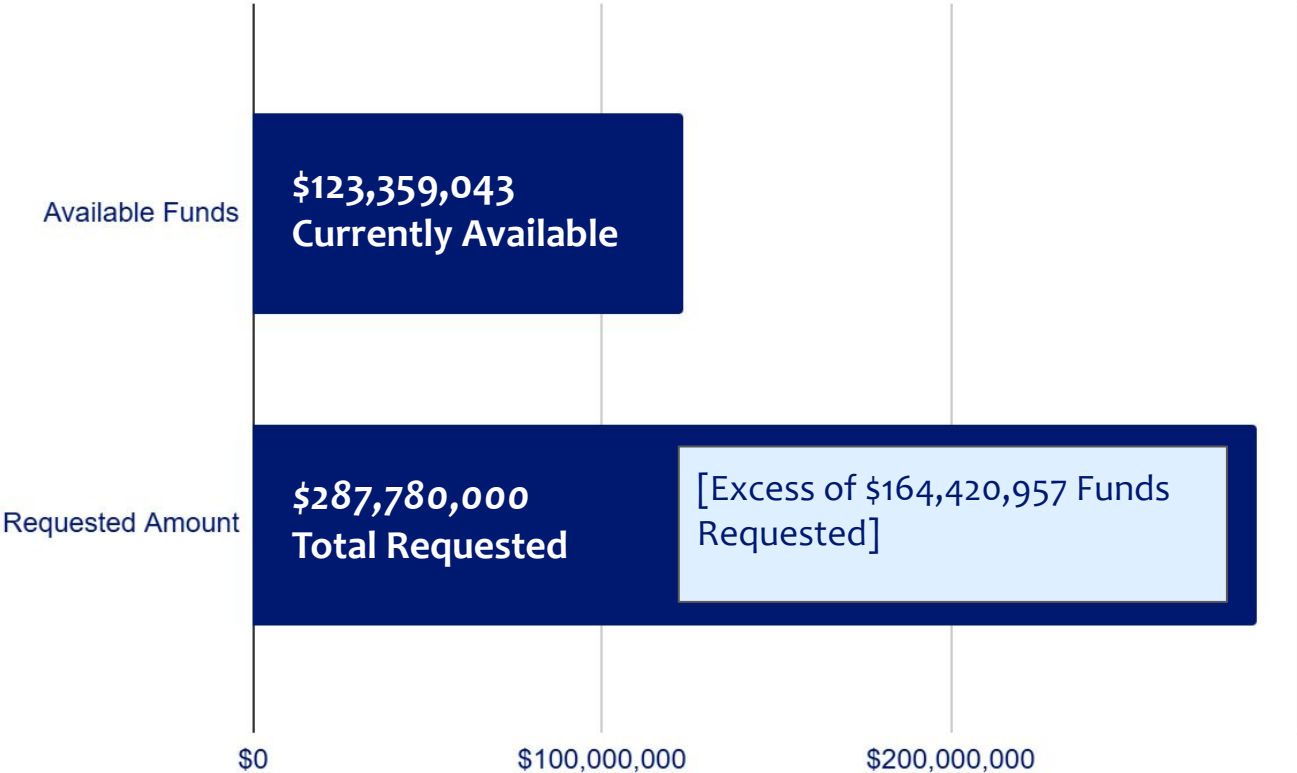
**45%**

Programs  
Serving Persons  
Experiencing  
Homelessness

**5%**

Local Planning  
Capacity Grant  
Program

# Prop 123 Funds Available vs Funds Requested





# Proposition 123 Impact Per Year



## Homelessness



**220 Units**

In Supportive Housing Development



**600 Households**

Receiving Supportive Housing Services



**40,300 Individuals**

In Homelessness Resolution Program



**2,760 Households**

Receiving Colorado Emergency Rental Assistance

## Homeownership



**1700 Units**

## Local Planning Capacity



**65-70 Local Jurisdictions Funded**

# Questions?

# Thank you!



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**CO L O R A D O**

**Department of Local Affairs**