



FY 21 SMART Act Report on Emergency Housing Funds

Background

CRS 24-32-721 Section 1.7(i) requires DOH to report on the Emergency Housing Assistance Programs during the second regular session of the seventy-third general assembly SMART Act Hearing. This report covers the following allocations of funds:

Section 1:

- \$19,650,000 provided by HB20-1410
- \$2,600,000 provided by EO 2020-216

Section 2:

- \$54,000,000 provided by SB20b-002

Section 1:

Emergency Housing Assistance Programs (HB20-1410 and EO 2020-216)

HB20-1410 (signed June 22, 2020) provided \$19,650,000 to the Division of Housing Department of Local Affairs (DOH) for rental assistance, mortgage assistance and guidance on how to access additional housing services (i.e.. housing counseling). Executive Order 2020-216 (signed October 9, 2020) directed \$2,600,000 to supplement the funding provided by HB 20-1410, for a total funding of \$22,250,000. Program reporting as per CRS 24-32-721 is as follows:

- I. Each association or organization that received assistance under this subsection including the name of each association or organization, the amount of assistance each organization or organization received, and the location of the organization or association.

Program ¹	Organization or Association	Office Location	Service Territory	Amount Expended
Housing Counseling Assistance Program	Brothers Redevelopment	Denver	Statewide	\$408,636
Homeless Youth Program	Attention Homes	Boulder	Arapahoe, Boulder, Denver, Douglas, Jefferson, Larimer, Weld	\$22,634
Homeless Youth Program	Karis	Mesa	Mesa	\$38,653



Program ¹	Organization or Association	Office Location	Service Territory	Amount Expended
Homeless Youth Program	Shiloh House (fiscal agent for rural collaborative)	Denver	Garfield, Lake, Pitkin, La Plata, Montezuma, Montrose, Delta, Pueblo, Freemont, Chafee, Las Animas, Weld, Morgan, Larimer, Logan, Phillips, Sedgwick, Washington, Yuma	\$47,547
Homeless Youth Program	Urban Peak	Denver	Denver	\$107,704

¹See Appendix A for program descriptions

DOH distributed the majority of the funds from HB20-1410 (94%) through the Property Owner Preservation (POP) program, which provided rental assistance to property owners on behalf of their tenants. A total of 797 property owners were provided with assistance on behalf of 9,663 tenants using funds from HB20-1410.

II. Number of households that received rental assistance: 9,663

III. Number of households that received residential mortgage assistance: 0

IV. Percentage of money distributed based on the following purposes:

- Rental assistance: 93.8%
- Residential mortgage assistance: 0%
- Guidance on how to access additional housing services: 2.8%

HB20-1410 Summary of Uses

POP Rental Assistance	\$20,856,786	93.8%
Mortgage Assistance	\$0	0.0%
Homeless Youth Programs	\$216,538	1.0%
Housing Counseling	\$408,636	1.8%
State Administrative Expenses	\$469,280	2.1%
Deobligated funds	\$298,761	1.3%
	\$22,250,000	100%



Section 2:
Emergency Housing Assistance Programs (SB2020b-002)

SB20b-002 (signed December 7, 2020) provided \$54 Million for rental assistance, mortgage assistance and guidance on how to access additional housing services (i.e. housing counseling and eviction prevention). Program reporting as per CRS 24-32-721 is as follows:

- I. Each association or organization that received assistance under this subsection including the name of each association or organization, the amount of assistance each organization or organization received, and the location of the organization or association.

Program	Organization or Association	Office Location (County)	Service Territory	Amount Expended ¹
Housing Counseling Assistance Program	Brothers Redevelopment	Denver	Statewide	\$472,903.40
Eviction Prevention Legal Services	Community Firm	Denver	Statewide	\$15,812.50
Homeless Youth Program	Attention Homes	Boulder	Arapahoe, Boulder, Denver, Douglas, Jefferson, Larimer, Weld	\$38,274.79
Homeless Youth Program	KARIS, Inc	Mesa	Mesa County	\$36,019.14
Homeless Youth Program	Shiloh House (fiscal agent for rural collaborative)	Denver	Garfield, Lake, Pitkin, La Plata, Montezuma, Montrose, Delta, Pueblo, Freemont, Chafee, Las Animas, Weld, Morgan, Larimer, Logan, Phillips, Sedwick, Washington, Yuma	\$74,379.57
Homeless Youth Program	The Place	El Paso	El Paso County	\$18,832.49
Homeless Youth Program	Volunteers of America - Colorado Branch	Denver	Metro Denver	\$112,371.20



Program	Organization or Association	Office Location (County)	Service Territory	Amount Expended ¹
Rental and mortgage assistance	Impact Charitable	Remote	Statewide	\$6,000,000.00
Rental and mortgage assistance	Community Services of Broomfield	Broomfield	Broomfield COunty	\$474,000.00
Mortgage assistance	Habitat For Humanity Of Colorado	Jefferson	Statewide	\$80,500.00
Rental and mortgage assistance	Neighbor To Neighbor Inc	Larimer	Larimer and Weld Counties	\$3,360,000.00
Rental and mortgage assistance	Brothers Redevelopment Inc	Denver	Statewide	\$1,406,600.00
Rental and mortgage assistance	Centennial Mental Hlth Ctr Inc	Logan	Cheyenne Elbert Kit Carson Lincoln Logan Morgan Phillips Sedgwick Washington Yuma	\$21,572.00
Rental and mortgage assistance	Emergency Family Assistance Assn	Boulder	Boulder	\$99,900.00
Rental and mortgage assistance	Family Tree	Jefferson	Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties	\$100,000.00
Rental and mortgage assistance	Jeffco Action Center Inc	Jefferson	Jefferson	\$154,990.71
Rental and mortgage assistance	Jewish Family Service of Colorado	Denver	Adams Arapahoe Denver Douglas Jefferson Boulder	\$103,600.00



Program	Organization or Association	Office Location (County)	Service Territory	Amount Expended ¹
Rental and mortgage assistance	La Puente Home	Alamosa	Rental assistance: Alamosa, Rio Grande, Saguache, Conejos, Costilla, Mineral Mortgage assistance: Statewide	\$1,200,000.00
Rental and mortgage assistance	Salvation Army	Denver	Statewide	\$0 ²
Rental and mortgage assistance	Sister Carmen Community Center	Boulder	Boulder	\$137,500.00
Rental and mortgage assistance	Southeast Colorado Enterprise Development	Prowers	Baca, Kiowa and Prowers Counties	\$67,000.00
Rental and mortgage assistance	Summit County Family Resource Center	Summit	Summit	\$179,610.97
Rental and mortgage assistance	Tri-County Housing	Otero	Rental assistance: Otero, Bent, Crowley, Pueblo, Las Animas and Huerfano Counties Mortgage assistance: Statewide	\$1,187,335.00

¹ These expenditure values will change slightly as grantees close out their contracts. DOH was granted a fiscal waiver to extend the close-out period due to the complexities involved with making thousands of individual payments to property owners. For example, some checks to property owners have not yet been cashed, which requires individual investigation as to whether the check is no longer needed or whether it has been lost and needs to be reissued.

² The Salvation Army was provided a grant of \$2,272,640. They are still determining their final billing amount.



POP Payments to Property Owners

Fifty-one percent (51%) of funds from SB20b-002 were distributed through the POP program, which provides rental assistance to property owners on behalf of their tenants. A total of 1,448 property owners were provided with assistance from SB20b-002 directly by DOH.

EHAP Payments to Property Owners

The EHAP program was administered by our non-profit partners listed in the table above. Due to the volume of applications, DOH, through its contractor HORNE, also processed direct payments through this program. A total of 671 Property Owners were provided with direct payments from DOH through the EHAP program.

- II. Number of households that received rental assistance: 13,772
- III. Number of households that received residential mortgage assistance: 304
- IV. Percentage of money distributed based on the following purposes:
 - Rental assistance: 84.9%
 - Residential mortgage assistance: 5.1%
 - Guidance on how to access additional housing services: 1.4%

SB20b-002 Expenditures as of 12/28/21

POP Rental Assistance	\$26,972,800	51.0%
EHAP Mortgage Assistance	\$2,715,119	5.1%
EHAP Rental Assistance	\$11,898,743	22.5%
Left Behind Workers Rental Assistance	\$6,000,000	11.4%
Homeless Youth Programs	\$279,877	0.5%
Housing Counseling/Eviction prevention	\$488,716	0.9%
State Administrative Expenses	\$1,388,222	2.6%
Obligated but not yet billed to the state ¹	\$3,094,331	5.9%
Deobligated	\$1,162,191	2.2%
Total	\$54,000,000	100.0%

¹ Our non-profit partners are continuing to close out their contracts as checks are cashed by property owners. The majority of these funds have been paid out as rental assistance.



Appendix A

DOH stood up five different programs to meet the housing assistance needs of Coloradans:

Emergency Housing Assistance Program (EHAP)

The Emergency Housing Assistance Program allows individual households to apply for rental or mortgage assistance. This program was operated by non-profit partner agencies serving local communities around the state as well as directly by DOH through its contractor HORNE.

Property Owner Preservation program (POP)

The Property Owner Preservation (POP) program allows property owners to apply for rental assistance on behalf of their tenants. This program was operated internally by DOH staff through 2020 and subsequently by DOH's contractor HORNE.

Left Behind Workers (LBW) This program focuses on providing rental assistance to individuals who were not eligible for other support, such as unemployment insurance or the federal coronavirus stimulus checks. DOH subcontracted to one agency (Impact Charitable) which takes referrals from a network of screening partners around the state.

Housing Counseling Assistance Program (HCAP)

People needing housing assistance call or submit an online request to be referred to a local housing counseling agency. Assistance ranges from rental/mortgage assistance, foreclosure prevention, repayment agreements, eviction prevention, or referral to legal resources. DOH subcontracted to one agency (Brothers Redevelopment) that runs the referral network.

Homeless Youth Programs DOH contracted with four non-profit organizations that specifically work with youth who are homeless or at risk of homelessness. These agencies are providing rental assistance and housing counseling to youth who have been impacted by COVID-19.



COLORADO
Department of Local Affairs
Division of Housing