



COLORADO

Department of Local Affairs

Division of Housing

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Strategic Action Planning Group on Aging

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DOH was created to improve the access of all Coloradans to decent, affordable housing.



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- Funding for operating subsidies
- Funding to acquire, rehabilitate and construct affordable housing
- Fort Lyon supportive housing program
- Regulatory role as building department

- **2015 Accomplishments**
 - DOH served >31,000 households
 - Created >3,000 new affordable housing opportunities
 - Avg voucher recipient income: \$11,400
 - >80% of vouchers serve people with disabilities



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- In the past two years DOH assisted with the funding of 14 projects that include 851 units of affordable housing for older adults
- Our “Pipeline” of future projects includes 16 projects that include 926 units
- About 2,700 (36%) of DOH Housing Choice Vouchers are offered to Older Adults
- DOH offers the Single Family Rehabilitation and Medicaid Home Modification Programs



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- **Housing Choice Vouchers:** approximately 30,000 Housing Choice Vouchers in Colorado, many of which house Older Adults
- **Affordable Housing:** Over 82,000 units of affordable housing in approximately 1,100 buildings in Colorado
 - over 19,036 units designated for Older Adults
- **The Low Income Housing Tax Credit:** Housing for Older Adults is a specific priority for this funding source and has created 9,000 units dedicated for Older Adults.
- **Senior Property Tax Exemption:** The senior property tax exemption (Also known as the Homestead Exemption) is available to senior citizens and the surviving spouses of senior citizens over age 65.

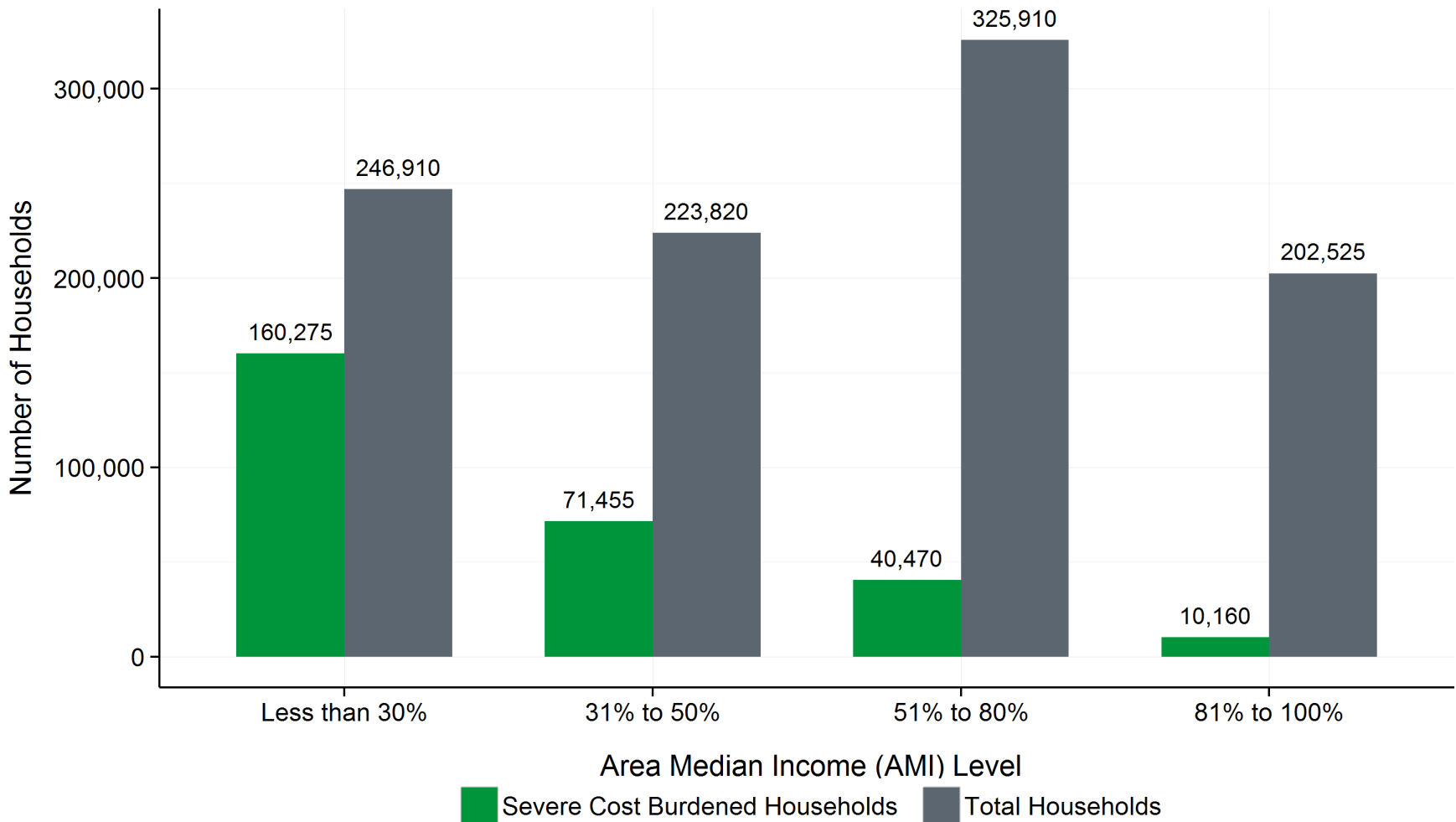


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Colorado Severe Cost Burdened Households

Renter and Owner-occupied



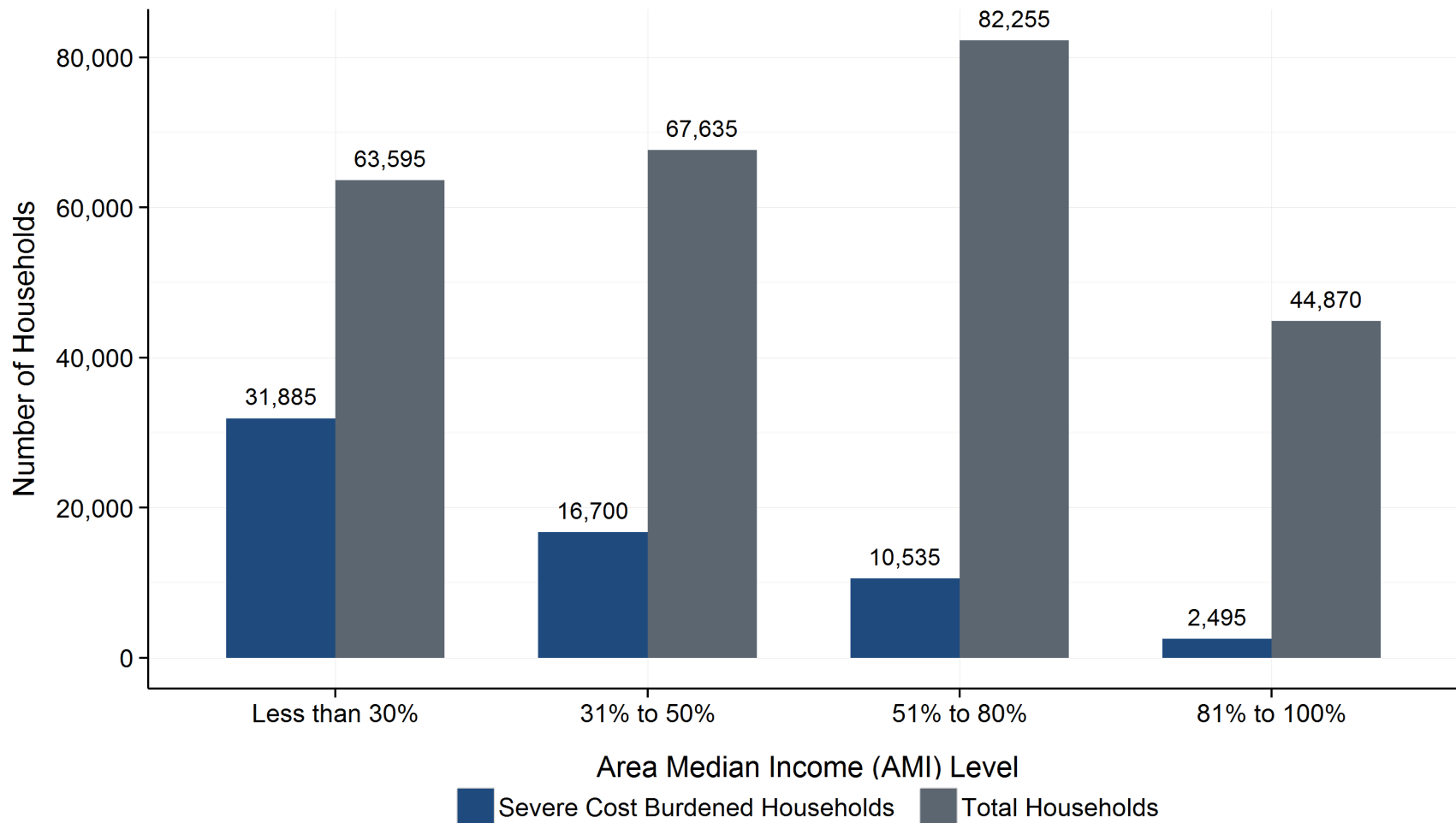
Note: Severe cost burdened households spend 50% of income or more on housing.

Source: HUD CHAS data, based on 2008-2012 ACS



Colorado Severe Cost Burdened Households

Elderly Renter and Owner-occupied



Note: Severe cost burdened households spend 50% of income or more on housing.

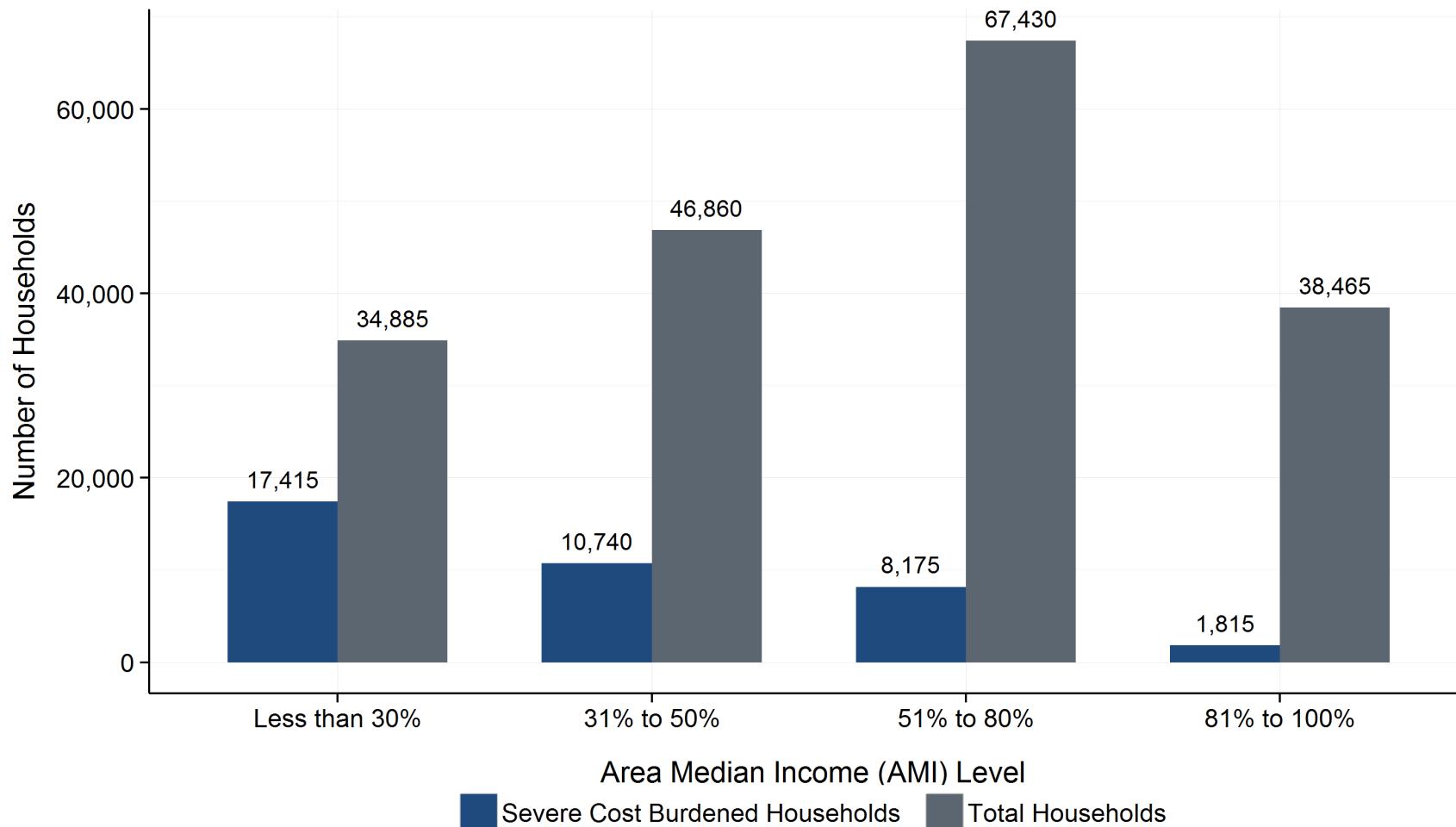
Elderly is defined as a household of size 2 or less where at least one member is over age 62.

Source: HUD CHAS data, based on 2008-2012 ACS



Colorado Severe Cost Burdened Households

Elderly Owner-occupied



Note: Severe cost burdened households spend 50% of income or more on housing.

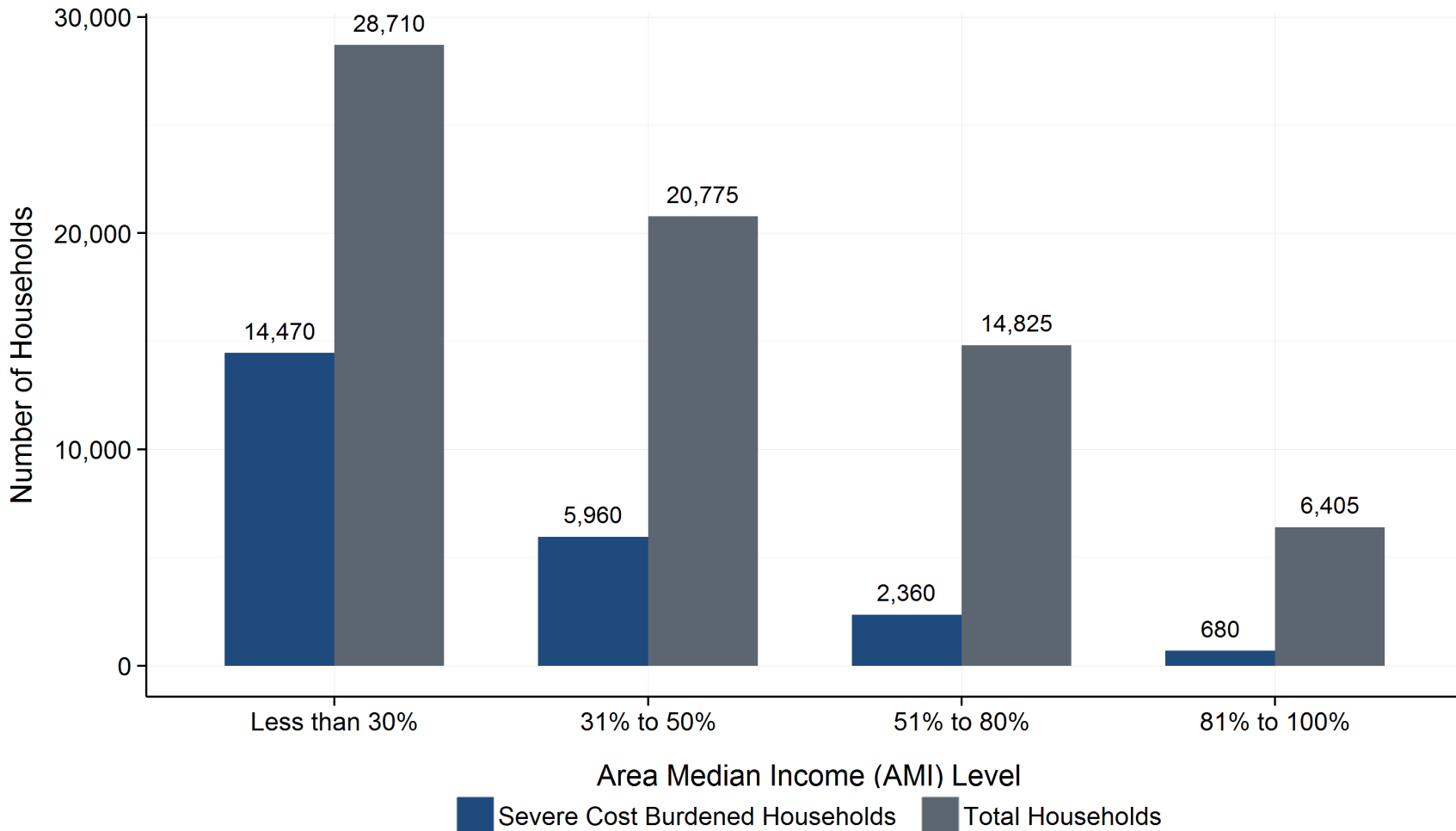
Elderly is defined as a household of size 2 or less where at least one member is over age 62.

Source: HUD CHAS data, based on 2008-2012 ACS



Colorado Severe Cost Burdened Households

Elderly Renters Only



Note: Severe cost burdened households spend 50% of income or more on housing.

Elderly is defined as a household of size 2 or less where at least one member is over age 62.

Source: HUD CHAS data, based on 2008-2012 ACS





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- **“Total income”** is the sum of the amounts reported separately for wage or salary income; net self-employment income; interest, dividends, or net rental or royalty income or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); public assistance or welfare payments; retirement, survivor, or disability pensions; and all other income.
- **Receipts from the following sources are not included as income:** capital gains, money received from the sale of property (unless the recipient was engaged in the business of selling such property); the value of income “in kind” from food stamps, public housing subsidies, medical care, employer contributions for individuals, etc.; withdrawal of bank deposits; money borrowed; tax refunds; exchange of money between relatives living in the same household; gifts and lump-sum inheritances, insurance payments, and other types of lumpsum receipts. Income is a vital measure of general economic circumstances. Income data are used to determine poverty status, to measure economic well-being, and to assess the need for assistance. These data are included in federal allocation formulas for many government programs.

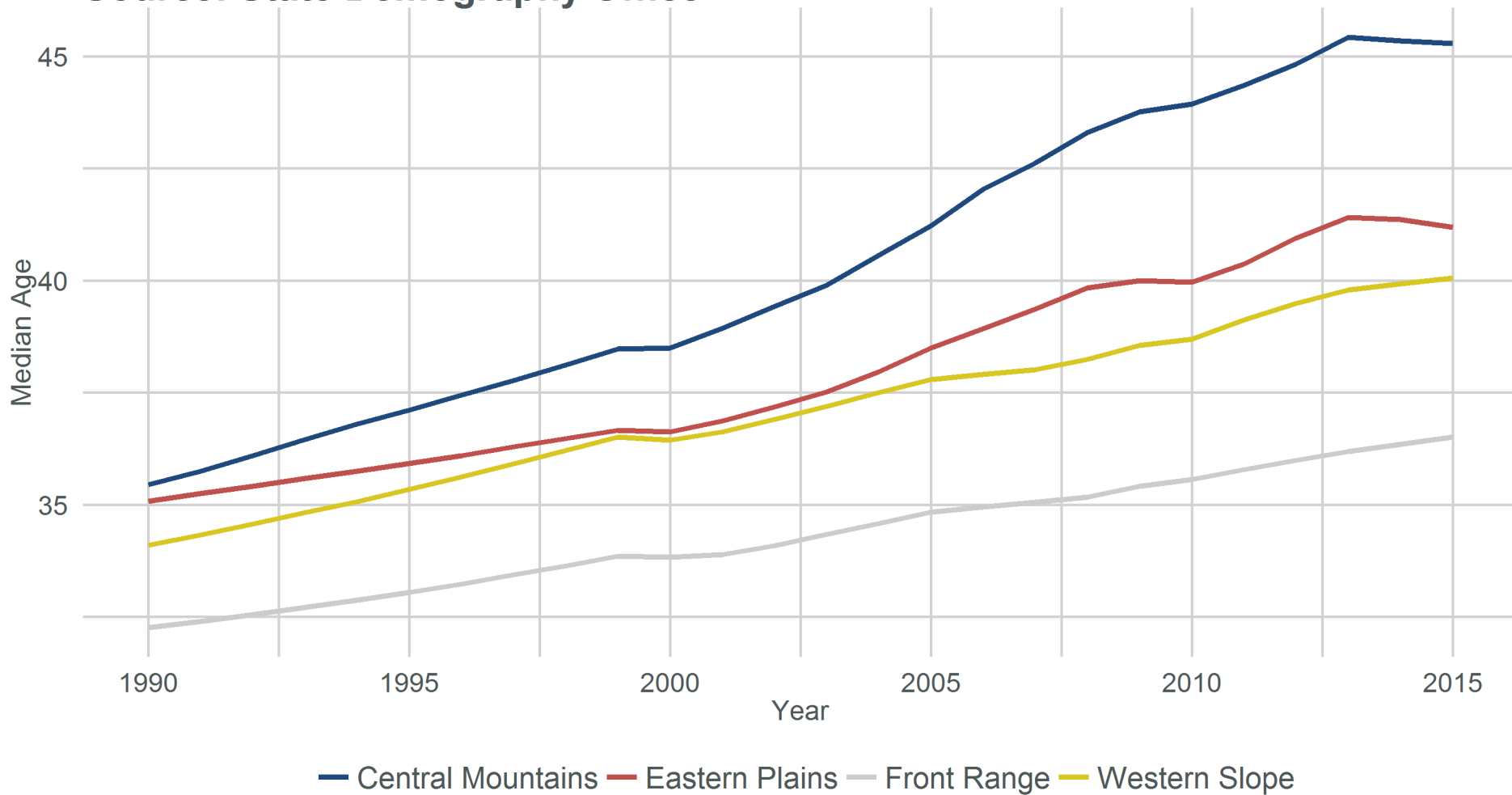


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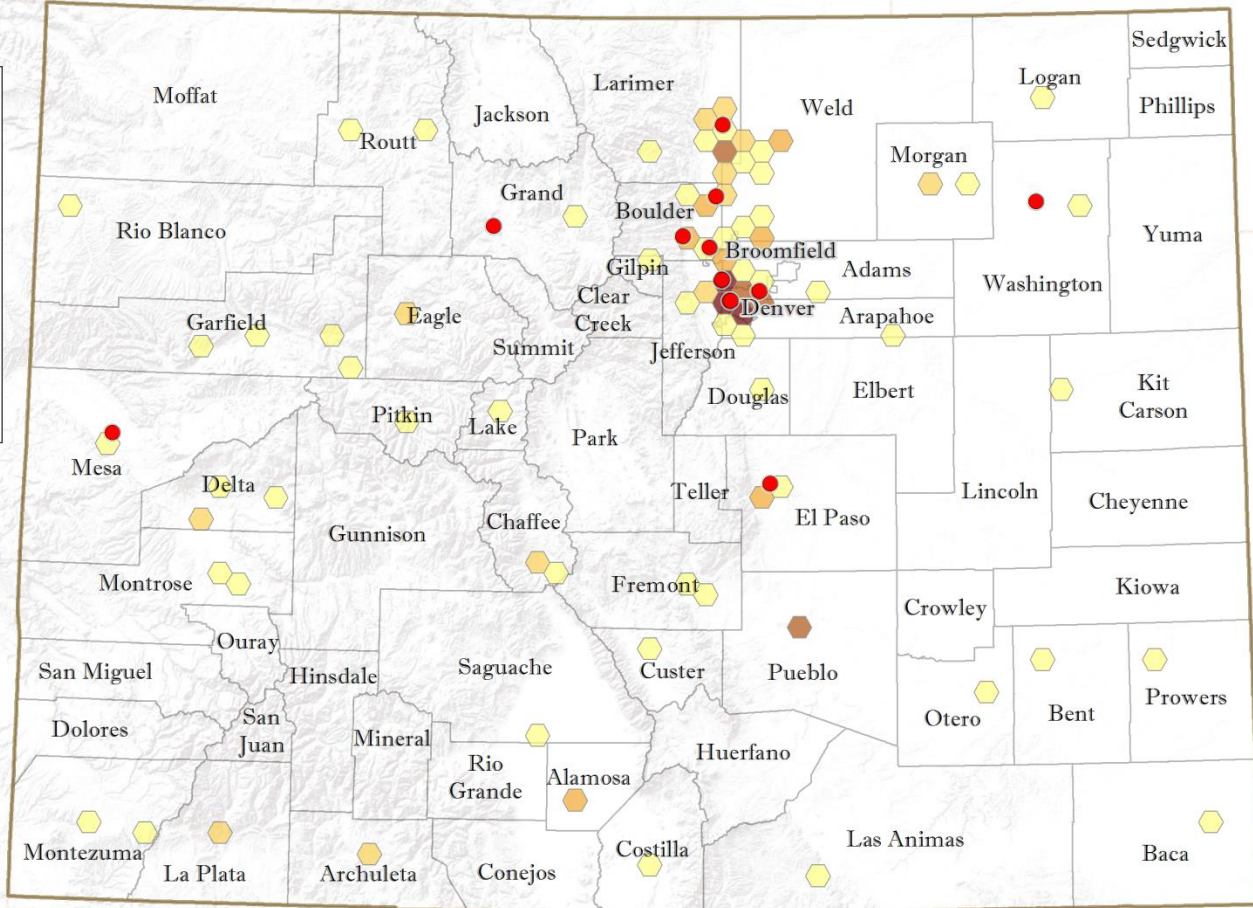
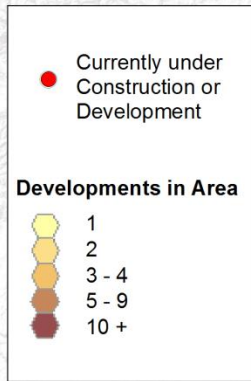
Median Age by Region 1990 to 2015

Source: State Demography Office



Affordable Senior Housing Locations

(Senior and Senior/Disabled Buildings)



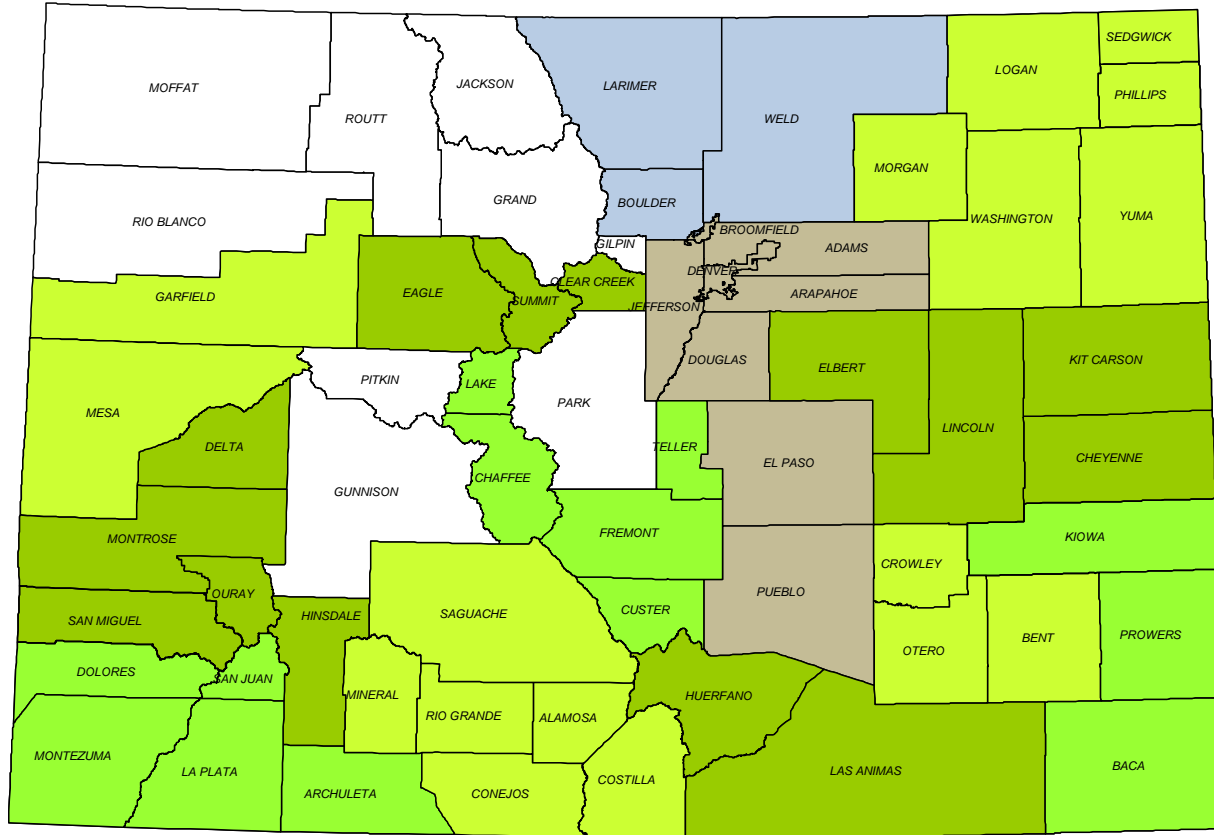
DOLA: 12/15/2015

Sources: Esri, USGS, NOAA





Housing Rehabilitation Programs Map



<p>No Rehabilitation Programs</p>	<p>DOH Rehabilitation Programs (different shades represent different regional programs)</p>	<p>Entitlement Rehabilitation Programs</p>	<p>Both DOH & Entitlement Rehabilitation Programs</p>
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Cost Comparison

Individual Living in a Class 1 Nursing Home Versus an Individual Living in the Community

Annual Total Cost of Class 1 Nursing Care per FTE	\$ 64,949.00
Total Cost of Living in the Community	\$ 33,822.24

Average Annual Cost Savings of Moving an Individual into the Community	\$ 30,671.76
Savings percentage for moving an individual into the community	48%

Health Care Policy and Financing - 2013
HCPF currently updating numbers



TOP TEN HOME MODIFICATIONS

Simple to Complex

The term 'home modifications' encompasses a broad range of alterations made to one's home in order to create a more usable and comfortable environment in which to carry out daily activities.



- Furniture
- Portable Assistive Devices
- Installed Assistive Devices
- Surfaces
- Cabinets and Storage
- Assistance with Hygiene
- Accessible Routes
- Structural Changes
- Environmental Controls
- Appliances



Washington County Green House Project: AKRON

- Replaces 1950 County-owned nursing home
- Four (4) Green House homes for the elderly and disabled
- Payer mix of Medicaid, Medicare, and private pay



- The Green House model is a non-institutional, intentional community model for long-term, skilled nursing care for the elderly and disabled.
- Each Green House will contain 10 private bedrooms and bathrooms, a common area hearth room, kitchen/dining area.
- Each home will be approx. 7,400 SF, fully accessible and will achieve Energy Star certification.



Mirasol: Senior Living Community *Loveland, CO*



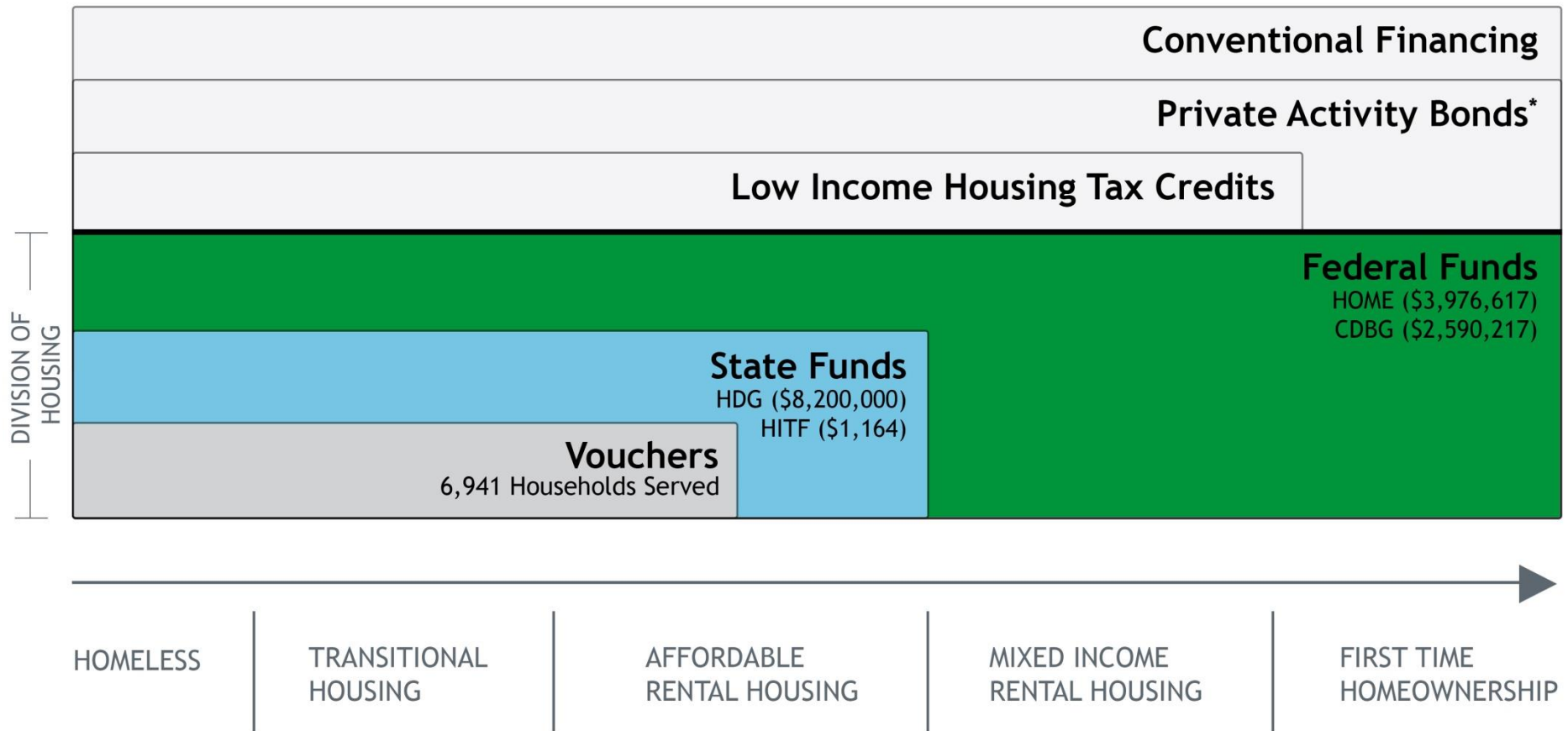
Independent Living:

- Homeownership (Existing and Lots)
- Rental Options (Affordable and market-rate)

Green House Homes: long-term skilled nursing and short-term rehabilitation care in a small house environment.



Funding sources along Colorado's Housing Development Continuum



*Division of Housing allocates Private Activity Bonds to local governments and statewide authorities.

SFY16 and FFY15

