



Proposition 123 What it Means & What is the RHA Doing

EVA HENSON, HOUSING INNOVATION MANAGER

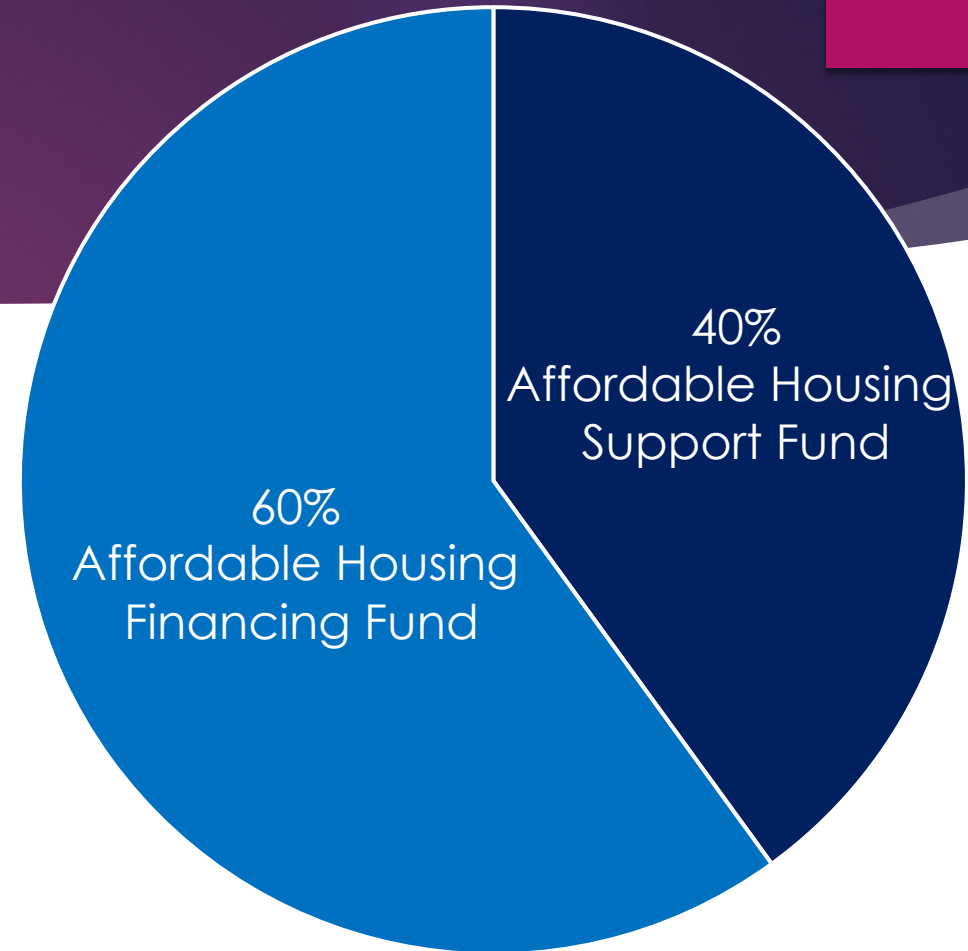
CITY OF DURANGO

CLARK CRAIG, MAYOR

TOWN OF IGNACIO

PROPOSITION 123

- In November 2022, Colorado voters approved Proposition 123 a ballot measure authorizing the state to retain from existing tax revenue to support affordable housing investment.
- These funds are split 60/40 between the office of Economic Development and International Trade (OEDIT) in partnership with Colorado Housing and Finance Authority (CHFA).
&
- Department of Local Affairs (DOLA) through it's Division of Housing (DOH).

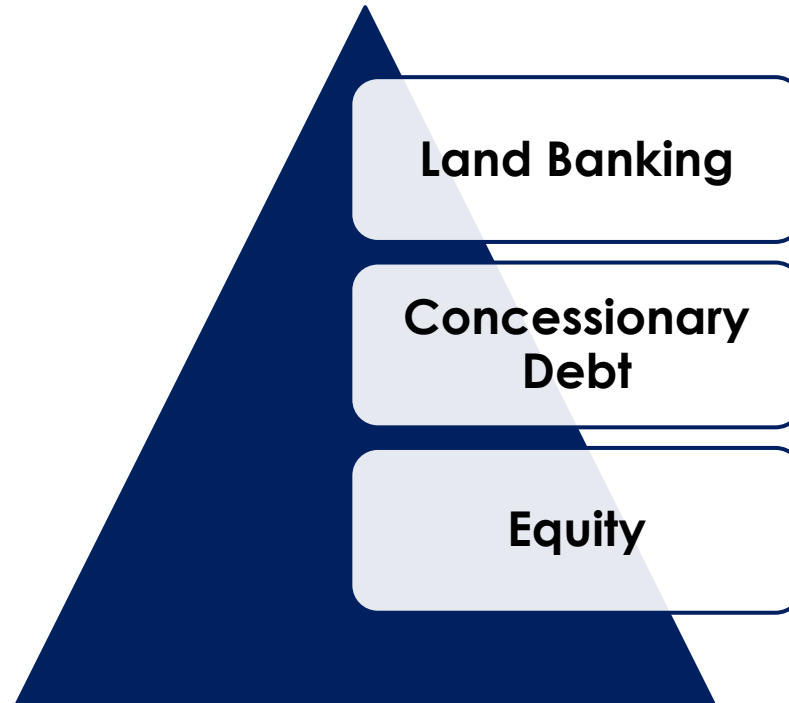


- Affordable Housing Support Fund
- Affordable Housing Financing Fund

The Office of Economic Development and International Trade (OEDIT) manages the Affordable Housing Financing Fund in partnership with Colorado Housing and Finance Authority (CHFA), which serves as Contract Administrator.



COLORADO
Office of Economic Development
& International Trade



<https://coloradoaffordablehousingfinancingfund.com>



COLORADO
Department of Local Affairs

Proposition 123 Implementation

Down Payment
Assistance

New Construction
and Acquisition
Rehabilitation

Mobile Home
Programs

Rural Resort Petition
Process

Fast Track (Expedited
Review)

Local Planning
Capacity Grants

Baseline
Commitment Filings

Single-family Owner-
Occupied (SFOO)
Rehabilitation

<https://cdola.colorado.gov/proposition-123>

Prop 123 & RHA

Prop 123: Baseline Commitment filings to increase affordable housing by 3% in the next 3 years '24-'26

All 4 government entities in RHA have opted in!

60% AMI Rental

- ▶ City of Durango – 184
- ▶ La Plata County – 108
- ▶ Town of Bayfield – 14
- ▶ Town of Ignacio – 14

100% AMI Ownership

Total

320 units



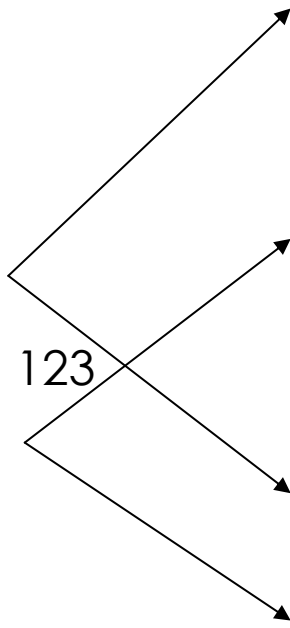
Prop 123 & La Plata Area Median Income 2023

La Plata Area Median Income

AMI	1 p	2 p	3 p	4 p	5 p
60%	\$43,680	\$49,920	\$56,160	\$62,340	\$67,380
70%	\$50,960	\$58,240	\$65,520	\$72,730	\$78,610
80%	\$58,240	\$66,560	\$74,880	\$83,120	\$89,840
100%	\$72,800	\$83,200	\$93,600	\$103,900	\$112,300
120%	\$87,360	\$99,840	\$112,320	\$124,680	\$134,760

Rent	Studio	1 bd	2 bd	3 bd	4 bd
60% Rental	\$1,092	\$1,170	\$1,404	\$1,621	\$1,809
100% Ownership <i>(based on 6.5% interest)</i>	\$230,000	\$255,100	\$285,000	\$331,700	\$356,900

Prop 123



Prop 123 Grant Award & RHA



March 2024

RHA awarded \$192,000 Prop 123 Local Capacity Planning Grant through Town of Ignacio as lead fiscal agent



Program Supports local government efforts to implement systems that fast track or expedite the development review process for affordable housing



These funds can also support local government capacity to achieve local affordable housing goals and maintain eligibility for Prop 123 funding



Rock Creek



Rock Creek



Town of Ignacio



What is the RHA doing?



- ▶ Actively tracking countywide projects pipeline and funding applications with **RHA Grant Matrix**
- ▶ Update 3-year **Workforce Investment Strategy Report** (published June 2022)
- ▶ Develop and implement a **long-term funding source for housing initiatives** in La Plata County
- ▶ Update **Housing Needs Assessment Report** (published September 2021)
- ▶ Streamline Support for **Low-Income Housing Tax Credit** Projects
- ▶ Host a Regional Housing Summit – **today's event!**
- ▶ Coordinate local government **technical assistance and capacity building resources**

What is the RHA doing?



- ▶ Launch the **RHA S.T.E.E.R. Committee**
 - (Stakeholder Taskforce for Evaluation and Endorsement of Revenue- Streams) to explore local funding sources and if a public funding source is viable
 - RHA will host key partners and stakeholders to share the findings and recommendations of the S.T.E.E.R. Committee and build community awareness and support for a dedicated funding source
- ▶ Continue to **strengthen RHA role** of inter-county coordination and provide a unified approach to **addressing the affordable housing shortage** in La Plata County
 - RHA representation meetings and education forums
 - Strengthen partnerships
 - Update website