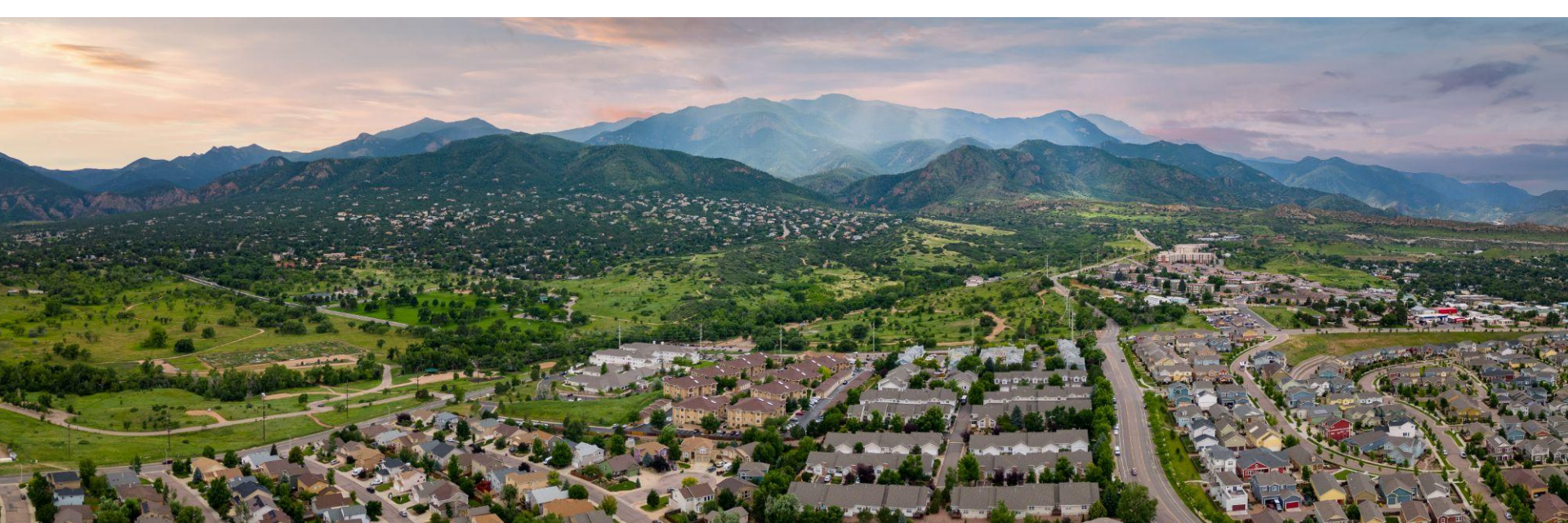




The Housing Equation: Supply, Demand & Affordability in Colorado

Alison George, Division of Housing Director
October 2, 2025
UCCS Economic Forum



COLORADO
Department of Local Affairs
Division of Housing

Agenda



Paloma Gardens in Colorado Springs
(photo credit: Volunteers of America Colorado)

- ❑ Basics of Housing Equation
 - ❑ Latest Data from State Demography Office
 - ❑ What Happens When Market is Left on its Own
- ❑ Department of Local Affairs and Division of Housing Overview
 - ❑ Examples from Colorado Springs
- ❑ Connecting Funding to Policy
- ❑ What's Ahead

Introducing New Division of Housing Director



Tyler Jaeckel

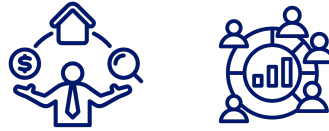
- Has 20+ years in housing and community development
- Helped launch Denver's Supportive Housing Social Impact Bond Initiative
- Led Denver's first affordable housing fund
- Led policy at Harvard Kennedy School's Government Performance Lab, OSPB, and Bell Policy Center
- Board Member of Mi Casa Resource Center



Housing Equation Basics



Supply



Demand



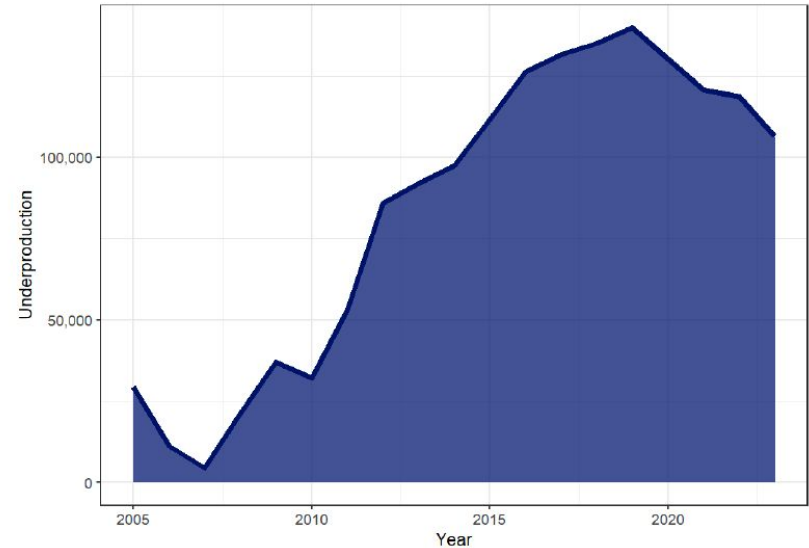
Affordability

State Demography Office (SDO) Housing Report: Key Findings



- 2023 housing shortfall estimate: 106,000 units
- Shortage peaked in 2019 at 140,000 units
- To keep pace, we would need to add 34,100 units each year
- Housing affordability reached record low in 2023.

Figure 4: Changes in Colorado Historic Housing Underproduction



Excerpt from State Demography Office Housing Report

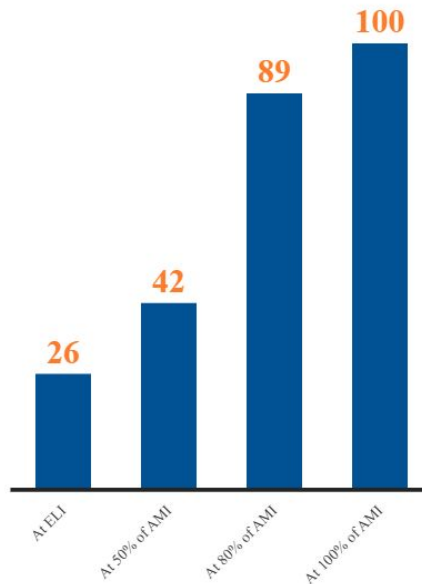
NLIHC Housing Report: Affordability Gaps



- Affordable housing units available to extremely low-income households is **134,000 short** (Source: National Low Income Housing Coalition)
- Housing that *is* available is priced out of reach for households that need them most

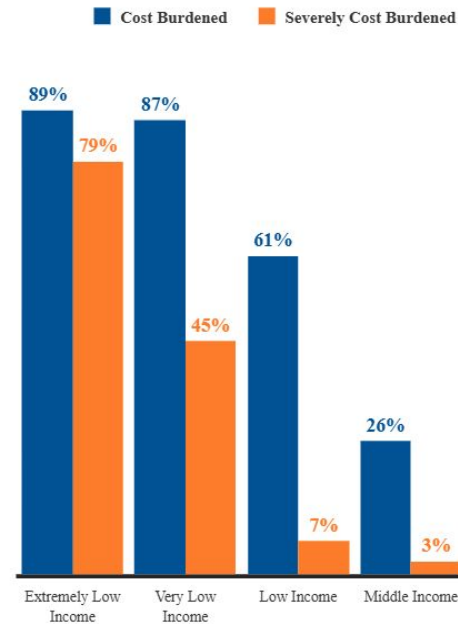
Source: <https://nlihc.org/gap/state/co>

AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS



Source: 2023 ACS PUMS

HOUSING COST BURDEN BY INCOME GROUP



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

Source: 2023 ACS PUMS

Where Does Homelessness Fit?



- Homelessness usually comes from high housing costs layered with other challenges
- Example Solutions:
 - Supportive Housing w Vouchers and Services
 - Supportive Residential Communities offering comprehensive, recovery support
 - Sage Ridge (Watkins)
 - Ft Lyons (Las Animas)



Sage Ridge ribbon cutting ceremony September 2025

Sage Ridge BY THE NUMBERS

 Transitional Housing	 Withdrawal Management & Clinic
 192 Beds	 26 Beds
 300 individuals Served per year	 700 individuals Served per year
 9 month Average stay	 14 day Average stay

How Sage Ridge Saves Colorado Money

 Approximate cost per individual living on the streets \$45K / Year Avg	 Sage Ridge Costs \$20K / Person for transitional housing \$7,500 / Person for withdrawal clinic treatment	 Colorado Saves \$17.5 K / Person cared for at Sage Ridge per year
---	--	--

Excerpt from Sage Ridge Grand Opening informational packet

What Factors Change Affordability?



Interest Rates



Wages



Materials



Land Costs



Zoning

Regional Housing Differences



Front Range

Pressure of rapid
population growth



Rural Areas

Limited supply or shortage
of construction workforce



Mountain Resort Towns

Second homes and tourism
create affordable housing
shortage for local workers

From Funding to Policies



Division of Housing within DOLA



The Department of Local Affairs (DOLA) is the state's liaison to local communities



Division of Housing

- Partners with local communities to create housing opportunities for Coloradans who face the greatest challenges to accessing affordable, safe, and secure homes
- Works with the Colorado State Housing Board to support:
 - Affordable Housing Funding
 - Rental Assistance Vouchers
 - Homelessness Initiatives
 - Regulation of Mobile Home Parks and Factory-Built Structures
 - Home Modifications for Accessibility

Colorado Springs Examples



Bentley Commons

- Serves families, veterans, people at risk of homelessness
- 192 affordable apartments
- State investment: approximately \$9.5 million

The Launchpad

- Supportive housing for youth experiencing chronic homelessness
- 50 units
- State investment: \$4.75 million

Rocky Mountain Community Land Trust

- Expanding opportunities for first-time homeownership
 - Acquires existing homes in Colorado Springs and Manitou Springs (State investment: \$420,000)
 - Supports down payment assistance (State investment: \$537,000)



The Launchpad Ribbon Cutting, May 2025

Transformational Affordable Housing Funding Impacts



Brigit's Village in Frederick (8/27)



Waterview Homes in Ouray (8/20)



Future Galena Apartments in Frisco (8/20)

Proposition 123



Up to \$327 Million Each Year for Affordable Housing (DOLA 40%)



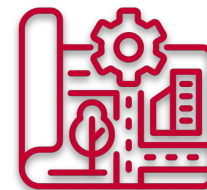
Affordable Homeownership Programs

- Down payment assistance
- Mobile home park preservation



Homelessness Initiatives

- Shelters
- Rapid Rehousing
- Supportive housing



Local Planning Capacity Program

- Helps local governments speed up their review and permitting process

Federal Advocacy and HOME



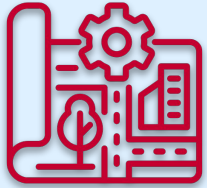
HOME Program

- Nationwide
 - 1.4 million+ affordable housing units since 1992
- Colorado
 - 500+ projects, assisting 29,000+ households in 60+ communities



Testifying before the U.S. House Financial Services Subcommittee on Housing and Insurance, July 16, 2025

Polis Administration Focus on Policies



Land Use



Codes



Permitting

Land Use Changes



Transit-Oriented Development

- \$35 million in DOLA infrastructure grants
- \$25 million in CHFA tax credits



Parking Minimums

Eliminated near rail stations and bus stops



Housing Needs Assessments

Require communities to measure stock and demand for data-driven decisions



Accessory Dwelling Units

- Now permitted statewide
- \$5 million local government support
- \$8 million financing through OEDIT and CHFA

Regional Codes Toward Safer Homes



Senate Bill 25-002

SB25-002

Regional Building Codes for Factory-Built Structures

Concerning the development of regional building codes that account for local climatic and geographic conditions for the construction and installation of residential and nonresidential factory-built structures, and, in connection therewith, making an appropriation.



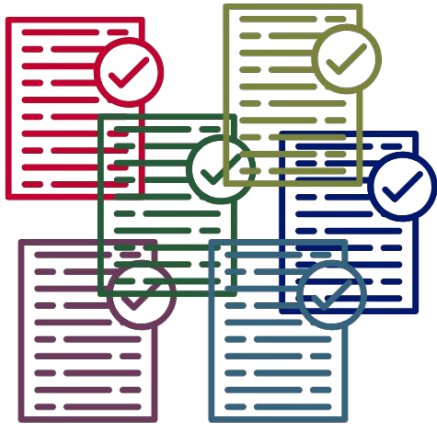
Streamlining for Efficiency and Transparency



One Application for Housing Funding



Streamlined, single application process means partners can spend less time on paperwork and more time building homes.



Before



After

Artificial Intelligence



- Efficiency
- Forecasting
- Innovation



Archistar



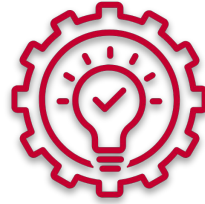
DOLA leadership with the City of Greeley Community Well Being Team during a site visit featuring Alquist 3D-printed housing technology

What to Expect in the Future



Continued Challenges

- Population Growth
- Wages and Costs Shifts
- Construction Hurdles



Doing What Works

- Smart Investment
- Good Policies
- Land Use Reform
- Innovation



Building on Progress

- Continue Strong Partnerships



DOH Newsletter



doh.colorado.gov



DOLA LinkedIn



DOLA Facebook

Thank You!



COLORADO

Department of Local Affairs

Division of Housing